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SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the regular meeting held Thursday, October 1, 1970.

The City Planning Commission met pursuant to notice on Thursday, October 1, 1970, at 1:00 p.m. in the Commission room at 100 Larkin Street.

PRESENT: James J. Finn, Mortimer Fleishhacker, Thomas J. Mellon, Mrs. Charles B. Porter, John Ritchie and Hector Rueda, members of the City Planning Commission.

ABSENT: Walter S. Newman, President of the City Planning Commission.

The staff of the Department of City Planning was represented by Edward I. Murphy, Assistant Director of Planning; R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator); Robert Passmore, Planner V; Daniel Sullivan, Planner III; Patricia Peterson, Planner II; and R. Bruce Anderson, Acting Secretary.

Staff writers from the San Francisco Examiner and the San Francisco Chronicle also were in attendance.

CURRENT MATTERS

Edward I. Murphy, Assistant Director of Planning, reported to the Commission that the Board of Supervisors, at its meeting of September 28, 1970, overruled a recent decision of the Commission in denying the application for Conditional Use of property at 1200 - 9th Avenue for rental of automobile trailers.

The Assistant Director noted that there would not be a meeting of the Plan Implementation Committee of the Commission on October 9, 1970, despite its appearance on the tentative calendar. Also, Mr. Murphy reminded the Commission that the field trip for the November 5, 1970 Zoning Hearing is scheduled for Thursday, October 22, 1970.

Mr. Murphy mentioned that on Friday, September 25, 1970 the Chinatown Citizens Advisory Committee held its first meeting. He noted that attendance nearly was perfect (18 out of 20), and that the group focused its initial efforts on organization.

LM70.2 Consideration of proposal to designate the Feusier Octagon House at 1067 Green Street as a Landmark.
(UNDER ADVISEMENT from Meeting of September 17, 1970).

In the absence of Walter Newman, President of the City Planning Commission, Mrs. Porter was called upon to assume the chair. She introduced Robert Passmore, Planner V, and asked him to present the staff report on the Feusier Octagon House.

Mr. Passmore, while referring to various photographs on the wall, pointed out that the Feusier Octagon House was built in 1857-58 and without question is one of the oldest buildings on Russian Hill. He added that it is the older of the two remaining octagon houses in San Francisco, and that octagon houses were a national

fad during the mid-19th Century. He explained that the Feusier House retains the original exterior construction and interior shape; he also pointed out that it survived the 1906 fire and stood alone in its vicinity. The House had remained for 80 years in the same family. He also said that the Feusier House has been and remains an outstanding early visual landmark of the city. Today, the building is enhanced by its spacious and beautiful garden; and certainly it is the most notable building on one of the city's great blocks. The block is distinguished for its openness and variety of styles.

The Landmarks Advisory Board considered designation of the Feusier House on numerous dates beginning February 18, 1970. The present co-owner, Mr. Byron Meyer, was heard fully on April 15, 1970, and the Landmarks Advisory Board voted unanimous approval of its designation as a Landmark on June 3, 1970. Mr. Passmore went on to say that the Landmarks Advisory Board feels that this structure is one of its most significant proposals, while at the same time, it is fully aware of the present owner's position. The Assessor has indicated that Landmark status may affect the assessment of this property; and, in reference to the City Planning Code, stated that the owner may transfer floor area and density rights to the corner lot. He added that a high-rise building conceivably could be designed around the Feusier House. Finally, he stated that Mr. Meyer and Don Stover, President of the Landmarks Advisory Board, have met on the site regarding structural considerations of the Octagon House.

Mr. Stover was called upon by Mrs. Porter to see if he wished to make any comments. He stated that he had met with Mr. Meyer and the Landmarks Board's engineer regarding the present structural situation of the Octagon House. It is his opinion that the structure can be brought up to code, and given the project proposal by the present co-owners, such expense probably would be incidental. Mr. Stover cited Ghirardelli Square as evidence that such rehabilitation work can be successful.

Mr. Fleishhacker inquired as to what kind of code action would be required. Mr. Stover responded that for the most part the Octagon House would require a reinforced cage inside the structure. Mrs. Porter stated that she felt that this was a new factor in designation, and accordingly, wondered if this were an appropriate question for the Landmarks Board. She then asked if Mr. Meyer were present. Mr. Murphy responded that Mr. Mead, Secretary of the Board, has been attempting to contact Mr. Meyer since yesterday at 3:00 p.m. In Mr. Meyer's absence, Mrs. Porter asked if anyone else wished to be heard.

Mrs. Fredna Stromberg, 1310 Jones Street, introduced herself as representing San Francisco Beautiful. She stated that her organization wished to go on record as supporting strongly the cultural heritage of the city, and in this light she strongly urged designation of the Octagon House as a Landmark.

Clarence Feusier introduced himself to the Commission, stating that he was born in the Octagon House, as was all of the family. Additionally, he pointed out that funerals for four generations of the family have been held there; and following these funerals, the ashes of family members have been buried under the Pepper tree. He stated that when the family sold the house to Donald F. Houghton, Mr. Houghton had agreed to keep the Octagon House. Further, it was Mr. Feusier's

understanding that if Mr. Houghton wished to sell the property, he would sell the Octagon House separately to an interest divorced from the remainder of the parcel. Mr. Feusier stated that his family feels badly that the House might be torn down; it would represent an action not expected and in a sentimental way, to say the least, it would be a crime. Mr. Feusier then asked for a postponement on this action to give various organizations and historical societies an opportunity to look at this house; additionally, it would provide Mr. Houghton a chance to sell the house if he so wished, so that the remainder of parcel could be developed. At this point, Mrs. Porter stated that Landmark designation serves only to put a six-month hold on any demolition and/or alteration permit application filed with the Central Permit Bureau. Mr. Feusier responded by saying that perhaps in a six-month period a buyer could be found for the Octagon House. Mrs. Porter then added that the Landmarks Board has no money, but that designation of the Octagon House as a Landmark would provide a six-month breathing period, perhaps in which to find a party interested in purchasing this house.

Dr. Charles D. Hemphill, 1070 Green Street, advised the Commission that he had participated in a landmarks tour over a year ago, and that, at that time, damage to the Octagon House, in his opinion, was minimal. Dr. Hemphill then recited from a passage in the document, Here Today, regarding the merits of the Octagon House as a landmark and its significance to the city. Dr. Hemphill concluded his remarks by stating that he thinks a buyer might be found to make a purchase, for certainly enough people are interested in the preservation of this structure.

Herbert Hoover, past president of the California Heritage Council, rose to read a resolution recently passed by the California Heritage Council, stating its strong support for approval of the Feusier Octagon House as a Landmark.

At this point in the proceedings, Mr. Feusier stood before the Commission and suggested that Donald Houghton, the rightful owner, be contacted before considering designation. Commissioner Fleishhacker pointed out that demolition is not the question before the Commission, so that with designation as the issue, he suggested that the Commission proceed with consideration of the Octagon House. Mrs. Porter asked Mr. Stover to discuss the landmarks section of the ordinance as to its implications in the present case. Mr. Stover explained that once designation of a landmark has occurred, that any demolition or alteration permit application filed can be held six months by the Planning Commission. Such an action by the Commission can be regarded as a way to preserve temporarily a structure of landmark quality, and opens the possibility to negotiation or sale of the landmark structure to an interested buyer. Additionally, of course, the Board of Supervisors may extend this "holding action" by a period of six months.

Byron Meyer, a half owner in the Feusier Octagon House, appeared before the Commission and stated that he felt like Frankenstein after the monster was created. Mr. Meyer stated that he regards the Octagon House and the building next door, which he also owns, as "basket cases", and would venture that each has a maximum 10-year life ahead. The Octagon House, in particular, sadly is in need of maintenance. It is his understanding that as owners of the property they have the right to build. Aesthetically, Mr. Meyer felt that the Octagon House adds nothing to the skyline, and in short, "the patient is dead." It was Mr. Meyer's opinion that basic property rights are involved in the disposition of this case, and in

response to a query from Mrs. Porter, stated that he does not recall a gentlemen's agreement at any time to preserve the Octagon House or to sell it to another owner. He concluded his statement by pointing out that studies are now underway to build the apartment house projected for the property.

Commissioner Fleishhacker asked Mr. Meyer in what sense he thought his property rights would be deprived should designation occur. Mr. Meyer said that designation would require maintenance. Mr. Fleishhacker responded that it was his understanding that maintenance was not required should designation occur.

Mrs. Peter Platt, a member of the Landmarks Advisory Board, stated that a particular paragraph in the landmarks section of the Planning Code says that a structure is to be kept in good repair, but then on the other hand, every property owner in the city faces such an obligation. Commissioner Fleishhacker reiterated his earlier statement that he could not understand how designation could be considered as an infringement on property rights. Mr. Murphy inquired as to Mr. Meyer's interest in the property. Mr. Meyer responded by stating that he has been a 50 per cent owner for the last 15 years.

Timothy McKnight addressed himself to the Commission, stating that in his opinion the 1000 block of Green Street is all important, for many of the structures on this block are a key to the city's heritage, going back to the late 19th Century. He stated that the issue before the Commission is not the skyline, but the quality of this block and the Feusier House.

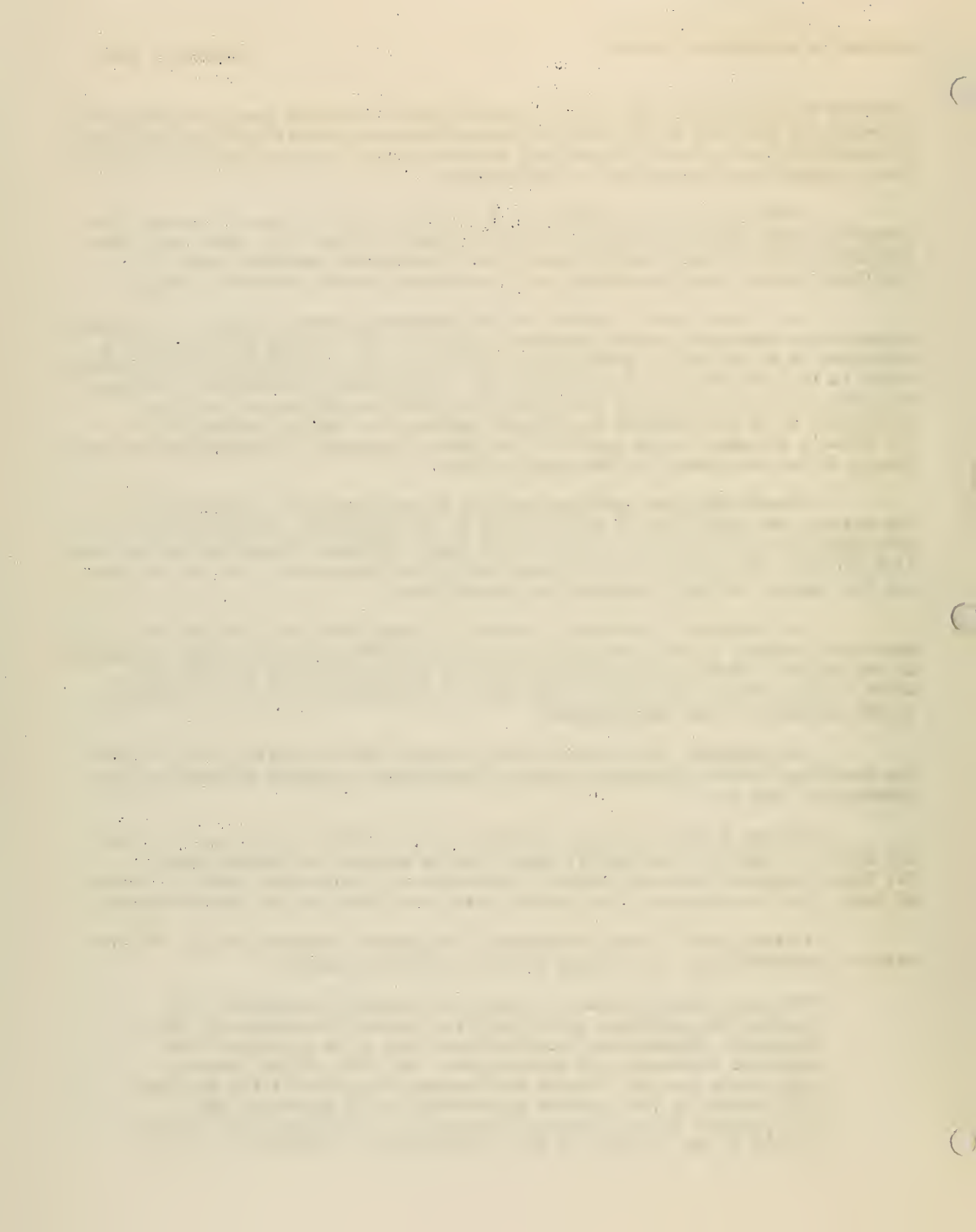
Tim Laddish, a resident of Berkeley, stated that as San Francisco is the hub of the region, it has a responsibility to maintain and preserve what is unique to the region. He told the Commission that he purposely drives to the city in order to walk around, and that in the case of the Octagon House, it is integral to the character of the neighborhood.

Paul Melcher, 1070 Green Street, informed the Commission of his concern for resulting traffic congestion should an additional apartment building be constructed at this site.

Herbert Hoover asked the Commission if he could be heard again, given his desire to find out how much it would cost to acquire the Octagon House. Mr. Meyer responded that any attempt to move the structure would amount to cloud of dust. For this reason, if no other, there is no price on the Octagon House.

At this point in the proceedings, Mrs. Porter asked Mr. Murphy for the staff's recommendation. Mr. Murphy made the following remarks:

"The consideration that is before the Commission is whether the Feusier Octagon House qualifies for a landmark designation. The Landmarks Preservation Board believes that it is a genuine landmark and recommends its designation. The owner of the property apparently does not dispute the landmark character of the building but objects to the possible impediments to his immediate use of the property by the landmark designation, particularly the holding period on the issuance of demolition permits. However, the basic



intent of this holding period for demolition permits is to alert the community to the possible passing of a landmark so that if sufficient public interest is demonstrated for its retention, some mutually-satisfactory arrangement might be worked out with the owner.

"Therefore, in the present circumstance, I would strongly recommend the landmark designation and trust that some satisfactory solution for its retention as a landmark can be worked out with the present property owner.

"Attention is called in the draft resolution's second paragraph to add today's meeting date."

Before the question was called for, Commissioner Fleishhacker stated that the Octagon House and other such structures of landmark quality may require San Francisco citizens to put up money, in some manner or fashion, in order to preserve such structures. Designation alone will not serve to prevent numerous landmark-quality structures from slipping away. Mr. Fleishhacker also wished to comment that little if any deprivation of property rights occurs in the designation of a Landmark; however, again the issue is acquisition of such properties and structures by those who care for their preservation and enhancement.

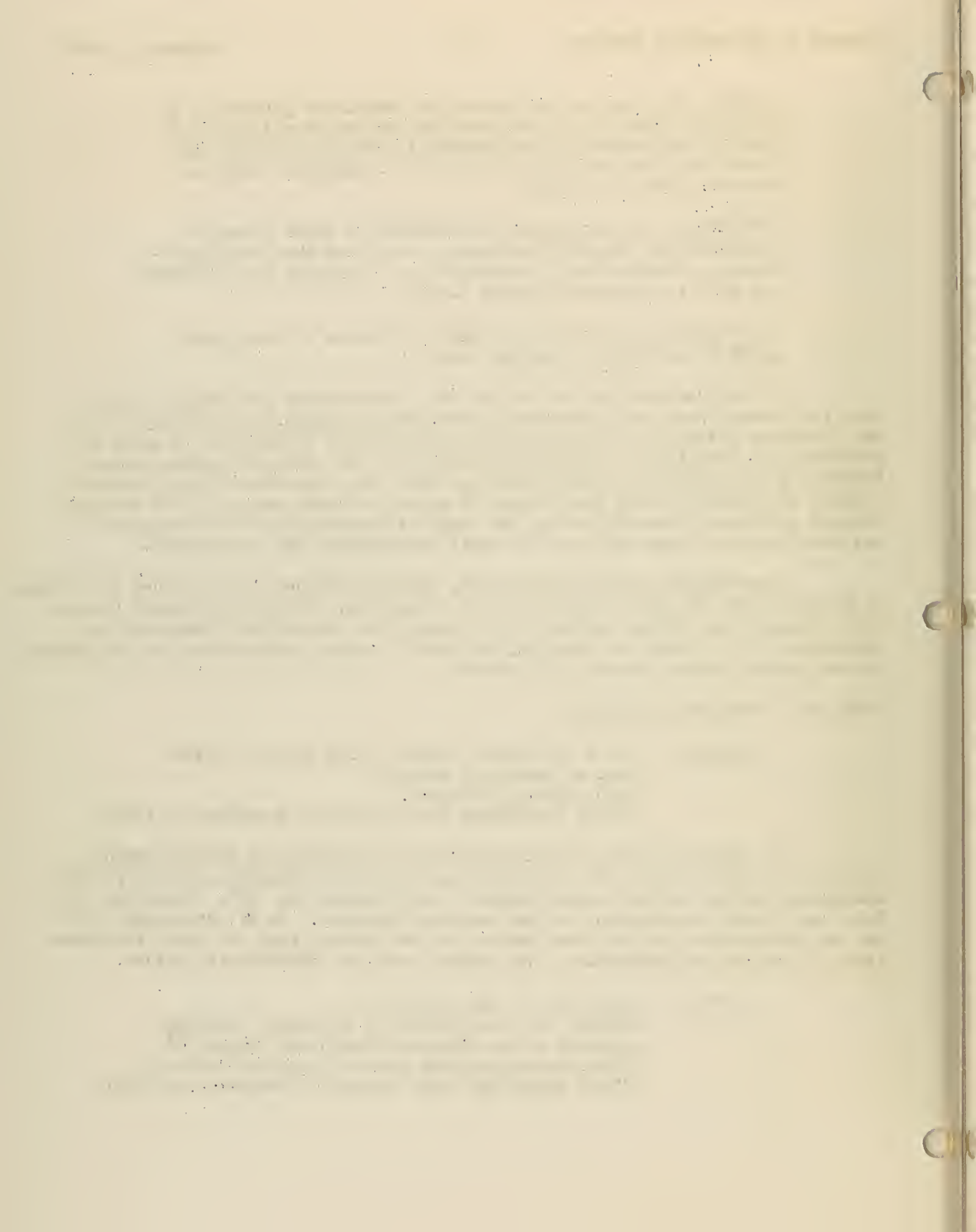
Commissioner Fleishhacker moved, and Commissioner Finn seconded the motion, to designate the Feusier Octagon House as a Landmark. Hearing no further discussion, Commissioner Porter called for the vote. The vote of the Commission was unanimous, 6-0, in favor of adopting the staff's report recommending the designation of the Feusier Octagon House as a Landmark.

2:00 P.M. - ROOM 282, CITY HALL

ZM70.25 960 & 984 Haight Street, north line, 47.5 feet
east of Broderick Street.
R-3 to an R-4 District.
(UNDER ADVISEMENT from Meeting of September 3, 1970).

R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator), pointed out that this case had been before the Commission on two previous occasions, during the hearings of August 6 and September 3, 1970. Therefore, he felt that little introduction to the case was necessary. As Mr. Steele did not see the petitioners for this case present in the meeting room, he asked the Commission to postpone consideration of the matter until the petitioners arrived.

CU70.79 University of San Francisco.
Request for construction of a 3-story building
adjacent to St. Ignatius Church and removal of
36 off-street parking spaces; in an R-3 District.
(UNDER ADVISEMENT from Meeting of September 3, 1970).



Mr. Steele advised the Commission that the Department staff has met with representatives of both the University of San Francisco and neighborhood associations of the area. These discussions were reported to the Zoning Committee of the Commission last Thursday. At that time, the Zoning Committee requested that the staff position be modified as to the completion date of the garage. Mr. Steele then stated that hopefully the staff recommendation prepared for today would be enacted by the City Planning Commission.

Reverend Timothy L. McDonnell, representing the University of San Francisco, addressed the Commission and stated that no freshman or sophomore is permitted to bring a car on the campus, although there is no practical way of enforcing this policy. He reported that at the request of Mr. Passmore, he has contacted the Traffic Safety Bureau of the City and requested this Bureau to be particularly stringent in enforcing safety or traffic violations of any sort. In the case of parking in a driveway, the Traffic Safety Bureau requires owner of the property affected by such an action to sign a complaint. Father McDonnell stated that houses in the area generally were built about 1937 with one garage provided for each. Today, some owners of these houses have more than one car per dwelling unit, resulting in parked cars on sidewalks and in driveways. In summary, Father McDonnell stated that USF has spent considerable time and effort in attempting to solve student parking problems.

Milton T. Phlueger, architect for this project, wished to present the Commission with a few facts and statistics regarding parking for students at USF. He stated that the total number of off-street parking spaces in the school year 1969-70 was 624, but that the highest occupancy rate for use of these spaces was 500 or 80% of capacity; other times, he observed the occupancy rate was no higher than about 50%. He also observed that people will park at curb-side spaces no matter how many off-street parking spaces are provided. Mr. Phlueger stated that USF is the only large university in the city obligated to provide parking, which as a policy he regards as beneficial to San Francisco. Based on the number of students at USF and the number of off-street parking spaces, the resulting ratio is 5.6 students per space. He compared this situation with San Francisco State College, where although a 2100-car garage has just been completed, the student-to-parking space ratio remains higher at 5.8 students per space. At City College, including curb spaces, the ratio is 8.5 students per space. Mr. Phlueger ended his remarks by citing that \$16 million has been spent since 1965 on general improvement of the physical plant at USF.

Father McDonnell wished to present findings of a recent survey by the public safety office at USF, which among other things found that recent sales figures for property on nearby Temescal Terrace showed sale of one property for \$45,000.

Mrs. Robert D. Winkenback, 40 Temescal Terrace, stated that she wished to correct Father McDonnell on some figures he offered. She said that each dwelling unit had two parking spaces, and that she did not know of any neighbor on the Terrace who currently has four cars.



Murray Friedling, 2853 Turk Boulevard, wished to comment on Father McDonnell's sales figure quotation, for he knew of another property a few years ago that sold for \$58,000, so that if anything is to be shown, values have gone down. In the meantime, he also invited interested persons to visit neighborhood areas on holidays and they would find that on-street parking spaces are deserted. To him, this says that residents park off-street, whereas on weekdays the streets are jammed with students' cars.

William B. Spohn, 47 Tamalpais Terrace, stated that his parents have lived at the above address since 1940, and that he has lived there since 1945. He presented himself as a concerned citizen who has heard the same complaints by the same types of opponents on previous occasions. He was not able to appear at the first hearing as he was out of the city on that date. Mr. Spohn stated that recently he walked the area and checked the number of vacant curb-side parking spaces on each terrace surrounding the university between 8:15 and 8:45 p.m. On Annapolis Terrace, he found seven spaces; on Tamalpais, there were 10; on Roselyn; there were seven; on Kittredge and Temescal, there were four each; on Chabot, there was one; on Turk and Parker, there were three and twelve respectively; and on Golden Gate, one to two spaces on each block. Therefore, Mr. Spohn reported finding approximately 50 spaces on a typical mid-week evening and on weekends, of course, many, many more. He also suggested that the Police Department could paint selected curb areas red, so that in cases of clear-cut infringement of such zones, residents of the area could call the Richmond Station and get results.

Hearing no further comments from the audience, Mrs. Porter called for the staff recommendation.

Mr. Steele advised the Commission that the staff recommendation remained essentially the same as presented before, namely, that the garage should be built concurrently with the proposed three-story building.

Commissioner Porter wished to emphasize a particular point on behalf of the Commission's Zoning Committee, stating that it is not always possible to construct new buildings concurrently. In this case, it is the Committee's understanding that USF does not presently have the funds for the parking structure, but that as quickly as the funds are made available, the parking garage will be built. Father McDonnell then addressed the Commission, to underline the importance of Mrs. Porter's remarks.

Commissioner Finn moved to adopt the staff recommendation, and Commissioner Mellon seconded this motion. The staff recommendation, as restated by Mr. Steele, provided that one part of Conditional Use Application No. 70.79, allowing for removal of 36 off-street parking spaces, be disapproved, whereas the remainder of the application be approved with conditions. The vote of the Commission was 6-0 in favor of the staff recommendation.

ZM70.25 CONTINUED FROM PAGE 5

As the Commission was familiar with details of the subject application, based on its presentation at prior hearings, Mr. Steele dispensed with any presentation by the staff and called on the applicant to make a statement. Philip Dixon, representing Thomas Hsieh, the architect for this project, and Frank Kukula, owner of the subject property, presented various graphics to the Commission

The first part of the report deals with the general situation of the country. It is a very interesting and informative study of the country's development and progress. The author has done a great deal of research and has gathered a wealth of material. The report is well written and is a valuable contribution to the study of the country's development.

The second part of the report deals with the economic situation of the country. It is a very interesting and informative study of the country's economic development and progress. The author has done a great deal of research and has gathered a wealth of material. The report is well written and is a valuable contribution to the study of the country's economic development.

The third part of the report deals with the social situation of the country. It is a very interesting and informative study of the country's social development and progress. The author has done a great deal of research and has gathered a wealth of material. The report is well written and is a valuable contribution to the study of the country's social development.

The fourth part of the report deals with the political situation of the country. It is a very interesting and informative study of the country's political development and progress. The author has done a great deal of research and has gathered a wealth of material. The report is well written and is a valuable contribution to the study of the country's political development.

The fifth part of the report deals with the cultural situation of the country. It is a very interesting and informative study of the country's cultural development and progress. The author has done a great deal of research and has gathered a wealth of material. The report is well written and is a valuable contribution to the study of the country's cultural development.

The sixth part of the report deals with the environmental situation of the country. It is a very interesting and informative study of the country's environmental development and progress. The author has done a great deal of research and has gathered a wealth of material. The report is well written and is a valuable contribution to the study of the country's environmental development.

The seventh part of the report deals with the international situation of the country. It is a very interesting and informative study of the country's international development and progress. The author has done a great deal of research and has gathered a wealth of material. The report is well written and is a valuable contribution to the study of the country's international development.

The eighth part of the report deals with the future of the country. It is a very interesting and informative study of the country's future development and progress. The author has done a great deal of research and has gathered a wealth of material. The report is well written and is a valuable contribution to the study of the country's future development.

to point out possible effects of the requested change in density. Mr. Dixon showed preliminary renderings of a proposal by the applicant to construct a 12-story Turnkey housing project, to contain a mixture of family and elderly dwelling units. This would require use of the subject lot plus an additional abutting lot. He covered this proposal in some detail.

Mr. Steele stated that as was the case at the last hearing, as well as what is before the Commission today, the question is one of rezoning only. He stressed that the project proposal as presented by Mr. Dixon, however informative the presentation might be, is not at issue at the moment. Commissioner Porter added that this case had been put over so that the Commission could see what kind of building might possibly be built on the site should such a rezoning application be granted.

Peter Witmer, President of the Alamo Square Association, expressed his concern with the concentration of existing public housing in this area; one-quarter of San Francisco's public housing is located in this part of the city. Mr. Witmer also expressed his concern that the project, should it be built, would be amortized over the next 40 years. In addition to public housing amounting to 1,542 units in the immediate area, he stated that Planning Areas 5 and 6 contain over 2500 units of low- to moderate-income housing. Mr. Witmer referred to the Improvement Plan for Residence, A Proposal for Citizen Review, stating that the document may be fine or even great, but in any case it has said that public housing should be spread around the city. In this light, and others, the Association is asking that a moratorium be set on construction of additional public housing in this part of the city. Mr. Witmer made passing comments as to the profit motives and incentives of the so-called altruists who are pushing such projects. He said that while it is widely agreed that there is not enough public housing, it is agreed as well that additional public housing for the region should not necessarily be placed in one city alone, not to mention just one part of that one city. He then referred to a recent SPUR document, saying he agreed with their point that there has got to be a balanced distribution of public housing throughout the region.

Stephen Arian, representing Henry Arian, told the Commission that he had appeared once before and that this time, he wished to point out that Thomas Hsieh's proposal shows changes from a past presentation. He wished to emphasize that what has been presented is not necessarily a Turnkey project, but rather an example of the kind of proposal that would be possible should the requested rezoning be granted. Mrs. Porter assured Mr. Arian that the Commission was considering the zoning question alone. Mr. Arian then stated that rezoning should not be undertaken unless a compelling reason can be found for such an action. He wanted to know what the staff thought such a reason might be. He wondered if it is to make way for housing for the elderly. Mr. Arian also stated that if the rezoning were achieved, the proposal presented today calls for 67 units on 10,000 square feet of lot area. He then mentioned that a vacant lot down the street offers the same kind of lot area so that the same thing could be achieved on this latter site. Mr. Arian then read a letter from the San Francisco Housing Authority, stating that the Housing Authority has said it takes no stand regarding the project proposal or the rezoning. Mr. Arian concluded his remarks by stating that he saw no compelling reason for rezoning in this case.

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William K. Holsman, 4736-17th Street, and a member of the Haight-Ashbury Neighborhood Council, advised the Commission that he was not opposed to publicly-assisted housing, but that he was opposed to this particular rezoning application. He said that other people have said almost everything regarding the lack of merit for rezoning of this site.

Wesley Dawe, of the Buena Vista Neighborhood Association, stated his opposition to the rezoning.

Greg Calegari, a certified public accountant, wished to reaffirm Mr. Witmer's early statements, and in so doing, urged the Commission to deny rezoning on the subject application. He also stated his opposition to public housing in this area.

Mr. Steele read the staff recommendation calling for approval of the request for rezoning of 960-984 Haight Street. Mr. Steele emphasized that the staff regards the site as suitable for housing; either the Housing Authority or a private developer could construct housing on the site. Commissioner Finn moved, and Commissioner Mellon seconded motion, to adopt the staff recommendation.

Commissioner Fleishhacker asked Mr. Steele why R-4 zoning would be better than the present R-3 classification of the site. Mr. Steele responded that there is not much vacant land zoned R-4 in the area. Such a rezoning, Mr. Steele stated, would provide greater opportunity for new housing of any type. Mr. Fleishhacker then queried as to whether an R-3 classification is not suitable for housing. Mr. Steele responded that an R-4 classification would allow for more units, and thus perhaps provide the incentive required to achieve housing on the subject site.

Commissioner Porter asked Mr. Steele if the Commission could ask for discretionary review of any project proposed for this site. Mr. Steele responded affirmatively. Mrs. Porter then stated that the Commission is not voting on public housing or any other housing project proposal on the motion now before it. Commissioner Fleishhacker reiterated his earlier remarks finding no compelling reason to change the zoning. Commissioner Mellon then stated that the staff recommendation could be of assistance to the neighborhood, as residential development of this site seems fairly definite. He also stated that he would be agreeable to amending the motion now before the Commission to include discretionary review of any future proposal for this site.

Commissioner Finn stated his agreement with the staff recommendation, finding that the site offers a positive opportunity for construction of new housing. He pointed out its proximity to good transit service. At this point, whether housing for this location is publicly-assisted or privately-financed is immaterial; rather, Mr. Finn asserted, the key issue in any proposal for new housing on the site is the matter of height. Commissioner Porter agreed that height should be included as a prime consideration of any discretionary review action at this location.

Commissioner Ritchie stated that he agreed with Commissioner Fleishhacker, in that he could find no compelling reason for rezoning of this site. He also felt that discussing the issue of height at this time puts a "foot in the door"

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regarding rezoning. Mrs. Porter responded that this is the sixth time in the last ten years that the subject site has come before the Commission on an application for rezoning. Mrs. Porter called for the question. The Commission voted 4-2 in favor of the staff recommendation to approve rezoning of this site from an R-3 to an R-4 classification. Then Commissioner Mellon moved, and Commissioner Finn seconded the motion, to call specifically for discretionary review by the Planning Commission of any project proposed for this site, with special attention to be focused on the issue of height. The Commission then voted 6-0 in favor of this motion.

Commissioner Finn asked to be excused from the hearing for 10 minutes due to a pressing matter back at his office.

ZM70.24 Le Conte Avenue, northeast line, 225 feet
southeast of Jennings Street.
R-1 to an R-2 District.

CU70.71 Le Conte Avenue, northeast line, 225 feet
southeast of Jennings Street.
Request for a 90-bed long-term rehabilitation
hospital to be constructed as an expansion of
the Monte Vista Convalescent Hospital; in an
R-2 District.

R70.51 Sale of property, portion of Lot 39, Block 4991,
at Le Conte Avenue and Key Avenue Extension.

The Acting Secretary read letters addressed to the Commission regarding the above three subject applications, asking in each case for postponement until the next Zoning Hearing of the Commission on November 5, 1970. Commissioner Fleishhacker moved, and Commissioner Rueda seconded the motion, to postpone the above three cases until that time. The vote of the Commission was unanimous.

ZM70.30 Southeastern side of Lane Street, between
Underwood & Van Dyke Avenues to a uniform
depth of 75 feet.
R-1 to an R-2 District.

Mr. Steele presented details of this case to the Commission. He stated that the applicant wishes to reclassify two parcels from an R-1 to an R-2 zoning district. He reported that the applicant has stated that the reclassification would allow for the existing building on Lot 27 of Assessor's Block 5386 to be used for a nursing home, to help meet the public need for more residential care homes for the aged. The applicant also has stated that the reclassification will not result in commercialization of the property, but instead will act as a buffer between the stores on Third Street and the single-family homes to the east of Lane Street. Mr. Steele stated that the R-1 district is occupied exclusively by single-family dwellings, whereas the opposite corner across from Van Dyke Avenue, zoned C-2, is occupied by a post office, the only commercial use on that block.

Commissioner Porter asked if the applicant were present and wished to be heard.

Nellie B. Sanders addressed the Commission, stating that she has made this application to allow for elderly women to live on this property. She also stated that she is aware of many rumors concerning this application, and that some people have called it a dog house, among other things. Additionally she stated that she is aware that six persons would be allowed to live in this dwelling should the rezoning be granted, but that such an arrangement is not her intention.

Commissioner Porter asked if there were any opposition to this case.

Tom Banducci, 1543 Underwood Avenue, told the Commission that if Mrs. Sanders wants to expand her operation, that she should get a carpenter and a permit, and not ask for a zoning reclassification. At this point, Mr. Steele clarified the zoning issue before the Commission, stating that Mrs. Sanders could not allow inhabitation of the structure for the purposes intended unless such a rezoning request is granted. Mr. Banducci then stated that he is not against Mrs. Sander's proposition, but that he would like to see her place put in order. Commissioner Porter stated that Mrs. Sanders will need to get an alteration permit should the rezoning be granted.

Mrs. Gertrude Schmidt, 1593 Underwood Avenue, wanted to know what would happen if Mrs. Sanders should change her mind or sell her property. Mr. Steele responded by saying that only residential construction would be allowed; no commercial activities could occur under this rezoning.

Commissioner Fleishhacker stated that it was his understanding that the number of lots to be rezoned actually numbers six, whereas Mrs. Sanders owns but two lots, but such action is necessary in order to achieve uniformity and to avoid "spot zoning." Mrs. Porter followed up on this statement by asking the Commission if it should not hear from the other property owners possibly to be affected by this request for reclassification. Mr. Steele responded that adequate notice had been given to property owners of the area through letters, official advertising in the newspaper and in discussions with staff of the Model Neighborhood Agency.

Mr. Steele read the staff recommendation, which called for approval of the subject application allowing reclassification from an R-1 to an R-2 district. Commissioner Mellon moved for adoption of the staff recommendation, and this motion was seconded by Commissioner Fleishhacker. The vote of the Commission was unanimous in favor of this motion.

Commissioner Finn returned to his chair at the Commission table.

CU70.84 Safeway Store, on 24th Street, south line, between
Hampshire Street and Potrero Avenue.
Request for modification of a prior stipulation
established by Resolution No. 3927 to allow an
automobile driveway on Hampshire Street as part
of the reconstruction of the existing Safeway Store.

The Acting Secretary was asked to read a letter from the subject applicant asking for postponement of this case until the Zoning Hearing of November 5, 1970. Commissioner Fleishhacker moved and Commissioner Ritchie seconded the motion to allow for such postponement. The Commission voted 6-0 in favor of this motion.

Commissioner Ritchie asked to be excused from the meeting.

ZM70.31 2819-29 25th Street, south line, 75 feet east
 of Hampshire Street.
 R-3 and R-4 to a C-2 District.

Mr. Steele explained that this case involves the rezoning of one lot from an R-3 to a C-2 district and a second lot from an R-4 to a C-2 district. This proposal is to allow the Town and Country Hardwood Floor Company to continue operations on the subject site. One of the lots is occupied presently by a four-family dwelling unit and the other lot is occupied by the Hardwood Floor Company with a 1970 expiration date. The lots for which a rezoning has been requested are part of a general area that has been of a C-2 nature for many years. The whole "tone" of the area is light-commercial. Mr. Steele added that this also was the case in 1960, when the area was classified incorrectly. He stated that this error was recognized and corrected partly through a recent zoning change made in June and July of this year, when a property east of the area for which this rezoning is requested was rezoned to C-2.

Robert Wyckoff, attorney for the applicants, stated that the two properties as they now exist are zoned improperly. Reiterating a point made by Mr. Steele, he stated that the properties are of a C-2 nature. The use of these properties would not be changed by the present owners. Mr. Wyckoff presented photographs to the Commission to illustrate the C-2 nature of the area. He then stated that the only opponent to this measure has written a letter to the applicant, which in turn he has submitted to staff of the Department.

Mr. Mellon asked how many residential units would be involved. Mr. Steele responded that four units would be affected.

Mr. Steele stated that the staff recommendation calls for approval of the subject application. It would allow for the applicant to maintain a nonconforming use, which currently has a 1980 expiration date. He also stated that the staff feels it would be appropriate to extend the present C-2 district to these two parcels. Commissioner Fleishhacker then asked whether or not it would be logical to extend the C-2 district farther. Mr. Steele responded that he felt it would be logical, but that the application before the Commission does not include such a request.

Commissioner Mellon moved, and Commissioner Fleishhacker seconded the motion, to adopt the staff recommendation. The vote of the Commission was 5-0 in favor of the staff recommendation.

ZM70.29 Franklin Street, east line, between Geary Boulevard
 and Myrtle Street, for a depth of 60 feet.
 R-4 to a C-2 District.

Mr. Steele stated that the San Francisco Redevelopment Agency wishes to reclassify a rectangular parcel of land, 7,200 square feet in size, from an R-4 to a C-2 district, in order to construct a four-story office building. This building is to house the headquarters of the International Longshoremen Workers Union (ILWU). Mr. Steele further stated that the requested reclassification is a necessary step in achieving this proposed development. It is in conformance with Standards for Development permitted in the Redevelopment Plan for the Western Addition Approved Redevelopment Project Area A-2.

William Rosso, Director of Architecture and Housing Divisions of the San Francisco Redevelopment Agency, stated that the agency is prepared to sell this parcel to the ILWU for construction of a four-story structure of 40,000 square feet of office space. He stated that based on the Redevelopment Project Area A-2 plan that the ILWU proposal is in compliance. He stated further that the ILWU intends to purchase this parcel in January, 1971 and to begin construction in February of that year.

Mr. Steele advised the Commission that the reclassification seems reasonable and recommended its approval. Commissioner Mellon so moved and was seconded by Commissioner Fleishhacker. The Commission voted 5-0 in favor of the subject reclassification.

CU70.87 Scott Street, east line, 75 feet north of
 Eddy Street.
Request for expansion of the California
College of Podiatric Medicine with five
temporary classroom modules.

Mr. Steele advised the Commission that the San Francisco Redevelopment Agency, owner of the two subject parcels, wishes to lease said parcels to the California College of Podiatric Medicine on a temporary, 30-day renewable lease basis, pending complete acquisition of other adjacent parcels required for implementation of the College's master plan for expansion. He explained that five temporary portable classroom modules would be placed on the south property line to form one large temporary building, some 52.5 feet long by 31.08 feet wide. A landscaped courtyard would be provided in the rear 25.5 feet of the lots, and a 12-foot landscaped area would be provided at the front. This classroom addition would enable the College to have approximately 8 more students and 3 more professors.

William Rosso explained that the College is in the process of preparing a master plan for the area, and that this 30-day temporary lease arrangement would be removed when funds become available for a permanent structure. He stated further that the Commission's favorable action on this request would expedite educational goals of the College.

Audrey Smith, Chairman of WAPAC, stated that the College of Podiatric Medicine has worked closely with WAPAC on this and other aspects of their master plan and that the community is in agreement with the proposal.

The first part of the document is a letter from the President of the United States to the Congress, dated January 1, 1861. It is a very important document, as it contains the President's message to the Congress at the beginning of his first term. The letter is written in a formal, dignified style, and it is one of the most important documents in American history.

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Mr. Steele stated that the staff recommends approval of the subject application provided certain conditions are met. He stated that the structures could remain only on a temporary basis; that the submitted plans shown on Exhibits A and B must comply with the conditions as outlined in the staff recommendation; and that annual reports are to be submitted to the Department of City Planning for the life of the temporary facility, which in no case is to exceed five years. Commissioner Porter asked Mr. Rosso if the terms that Mr. Steele had outlined and which appear on the draft resolution, are satisfactory to the applicant. Mr. Rosso gave an affirmative reply on behalf of the College of Podiatric Medicine and the Redevelopment Agency. Commissioner Rueda then moved, and Commissioner Fleishhacker seconded the motion, to adopt the staff recommendation. The Commission's vote was unanimous in favor of the staff recommendation.

CU70.86 Entire block bounded by Felton, Amherst, Silliman and Princeton Streets; and, Princeton Street, east line, for 300 feet north of Felton Street with a depth of 90 feet at the corner and 120 feet at the interior of the block.
Request for a Planned Unit Development consisting of 91 two- and three-bedroom townhouse-type dwelling units, involving a higher dwelling unit density, smaller lot area, and modified placement of open space otherwise characteristic of an R-1 Zoning District.

Mr. Steele presented a brief outline of the subject application. He stated that an area of approximately 3.38 acres now vacant, but formerly occupied by greenhouses, would be used for construction of a planned unit development consisting of 91 two- and three-bedroom, three-story townhouses. Two-bedroom townhouses would be 16 feet wide each, and the three-bedroom townhouses would be 18 feet wide each, with a one-car enclosed garage for each dwelling unit and an additional 93 off-street parking spaces. The dwelling units would range in floor area from 1,400 to 1,750 square feet not including the garage, and all townhouses would have a 15-foot deep private patio at the rear. Mr. Steele further stated that 8500 square feet at the southeast corner of the site would be developed as a common playground area, and that common open space approximately 40 feet wide would be provided to the rear of the private patios in place of private rear yard area commonly provided in single-family subdivisions. The townhouses would be set back 15 to 20 feet from all street frontages, including a private street proposed for development to provide vehicular access into the middle of the subject site. Finally, the siting of the proposed dwelling units also would require the vacation of a portion of Princeton Street, subject application for which has not been received as yet by the Department.

Commissioner Finn stepped out of the meeting to take a message back at his office.

Joseph H. Bacheller, representing Towne Properties, Inc., stated that he is in charge of Towne Properties for the Bay Area and before getting into his presentation, he wished to introduce Donald McDonald of Ashen & Allen, the project architects, and John Basil Vlahos, San Francisco attorney representing Towne Properties. Mr. Bacheller then made a brief slide presentation showing examples of previous work of townhouses in San Francisco and elsewhere, including many which Towne Properties has built.

At this point in the proceedings, both Commissioner Ritchie and Commissioner Finn returned to their places at the Commission table.

Mr. Bacheller continued his presentation, using large graphic plates to present the plan of Towne Properties for the subject site. He explained that each unit would be owned in fee simple, and that there would be common open spaces as part of a home-owners association, into which each buyer must join and contribute. He further explained that after 75% of the units are sold, by law the residents must take over the homeowners association and contract out required maintenance work for upkeep of common open space areas. Mr. Bacheller stated that the subject site provides an opportunity to build townhouse units at \$30,000 to \$35,000 per unit which translated into normal financing terms, means that households within the income brackets of \$12,000 to \$15,000 annually could buy such units. Mr. Bacheller stressed that this was an income group often neglected, and coincidentally, is an income group often with young children. He saw this as a great opportunity for San Francisco to attract and retain young families with children. Otherwise, he said, such families have little choice but to live in outlying suburban areas, as most housing in the city of this quality is either too expensive to purchase and maintain or simply is not available.

Donald McDonald, architect for the project, pointed out that the design of the townhouses would not interrupt or disturb the indigenous character of the neighborhood. Landscaping would extend 20 feet back from curb line to building face, and common landscape areas would be especially good for children. Mr. McDonald then described in detail the floor plans of the proposed two- and three-bedroom units respectively.

Mr. Bacheller stated that a concerted effort has been made to meet with neighbors abutting this project, and that Towne Properties has tried to explain to everyone what they have proposed. He then wished to submit a petition containing 47 names favoring the development, and by way of conclusion, stated that Towne Properties has sought to do their very best on this project.

Commissioner Mellon inquired as to whether or not the maintenance charge assessed by the homeowners association would cover such items as painting, roofing and other exterior elements of the units. Mr. Bacheller replied affirmatively. Mr. Fleishhacker asked Mr. Bacheller to explain in greater detail how the floor plans and open space of particular units would function. Mr. Bacheller went through a thorough explanation of these points. Mr. Fleishhacker then asked if the charge levied by the homeowners associations could be enforced. Mr. Bacheller explained that a lien can be placed against a property owner who fails to maintain his membership in the homeowners association.

Numerous questions from the audience were then directed to Mr. Bacheller, and he responded to each one of them in turn. Such questions related to amount of floor area per unit; prices of these units compared with existing units in the neighborhood; possible traffic congestion in the area; tax revenue to the city; further building of similar units in the area; and the guarantee of off-street parking spaces.

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Commissioner Mellon then inquired as to coverage of the site for the townhouse units. Mr. Bacheller responded that for the total planned unit development, the townhouses would cover 41% of the site. By comparison, he added, normal R-1 coverage is 60% of any given site.

Helen Fama, 231 Gambier Street, spoke in favor of the project. In her opinion the proposed density is not excessive, the projected price of each unit is right, and it provides an opportunity for newcomers to move to the area. She pointed out that the Hillcrest Elementary School has the capacity for additional children. She also presented a petition in favor of these townhouse units.

Steve Musich, of the S and M Construction Company of San Francisco, stated his support for the project. He said there is a tremendous need for units of this type in this price range in San Francisco. He compared this project with his experience and knowledge of other projects, and by and large he felt that public amenity definitely would be served should this proposal be approved.

John Hoffmeyer, who gave his address as Tiburon, stated that he has built townhouses in the Bay Area for quite some time. He told the Commission that he has studied the plans and feels most definitely that this proposed PUD will complement the area. Nationwide about 70% of FHA applications are for townhouses, and the resale value has been good for such units. Mr. Hoffmeyer said that the project is a true testament to Joe Bacheller.

Nick Sapunar, 30th Avenue and Judah Street, and a realtor in San Francisco, stated that from his experience there is a great need for units in this price range, even if they should be resale units. Furthermore, he felt that this proposal by Towne Properties definitely would improve the neighborhood.

Felix Lauricella, an attorney for the estate of Alice Elizabeth Ferrari Company, spoke strongly in favor of the project.

Mr. De Osuna, 2235 A Market Street, stated that San Francisco needs families and not more young people, for San Francisco already has the greatest proportion of young people of major U.S. cities. He wished to know if it is constitutional to charge a homeowners fee. Mr. Steele responded to Mr. De Osuna's question affirmatively.

Mrs. Da San Martino, 241 Amherst Street, began by objecting to high property taxes for the residents of San Francisco. She stated that the proposal is not in character with San Francisco, especially the surrounding neighborhood. She told the Commission that the photos presented by the developers were taken from an angle, thus distorting appearances.

Mrs. Paul Gregoire, 245 Princeton Street, wanted to know why it would not be possible to build \$40,000 homes if they will be collecting a homeowners association fee of \$20 per month.

Aldo F. Didero, 101 Princeton Street, told the Commission that in only two hours he was able to collect 70 signatures against this proposal.

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Amal Radsky, 1191 Burrows Street, stated he is not able to build at the density shown in this proposal; therefore, he asked why the developers should be allowed to.

Richard Crociani, 900 Silver Avenue, said he viewed the whole project as simply a pilot venture.

Arthur Zanello, 372 Harvard Street, identified himself as a real estate broker, and one who does not feel that the market exists for this kind of housing. He wished to know what would happen to the area if the homes did not sell. He also wished to know who is financing this project. In talking with people today, Mr. Zanello discovered that few people knew what this project was all about. Therefore, in his opinion, more time would be needed for its evaluation. In closing, Mr. Zanello stated that the opponents are well-organized but that they have met with the neighborhood only as of one week ago. Mr. Bacheller responded by saying that Towne Properties had contacted the Portola Heights Voters League and two other associations over a period of three weeks.

A couple rose from the audience to object to the short notice given for this hearing.

Mrs. Porter called for the staff recommendation. Mr. Steele stated that the staff recommendation calls for approval of the subject application, subject to numerous conditions. (These conditions are on file in the offices of the Department of City Planning, 100 Larkin Street). Mr. Steele stressed that the staff is quite enthusiastic about this proposal, as the livability of the project appears to be excellent; the design of each unit appears to be quite good; it comes across as a good-housing buy; the project promises to be compatible with the existing neighborhood; and the project developers have recognized that City codes must be met.

Commissioner Porter asked Mr. Bacheller if he agrees to the conditions cited by Mr. Steele. Mr. Bacheller responded affirmatively. Mrs. Porter then called for the pleasure of the Commission. Commissioner Fleishhacker moved to adopt the staff recommendation, and Commissioner Rueda seconded this motion. The vote of the Commission was 6-0 in favor of the staff report.

CU70.89 1383 Pacific Avenue, south line, 70 feet east
 of Hyde Street.
 Request for expansion of a storage building for
 household goods in an R-4-C District.

Mr. Steele explained that the subject applicant wishes to construct a new building containing 2,925 square feet for the purpose of housing the present business and establishing a retail furniture outlet. He stated that the present business has been in operation for the last fifteen years, serving the northeast portion of the city, and that the operation is on a small scale and entails little truck or automobile traffic. The parcel under consideration, Mr. Steele explained, is in an R-4-C zoning district, which extends east and west along Pacific Avenue and south on Hyde Street to the intersection of Jackson Street.

Giacomo Recca, owner of the property and the furniture establishment, told the Commission that he wants to put up a building which would result in upgrading the neighborhood; at present, he stated, there is simply a shack. In short, it involves tearing down a little old building and putting up a new building.

Mr. Steele read the staff recommendation, which proposed approval of the subject application given certain conditions. Commissioner Porter asked the applicant if the terms were understood and acceptable. Mr. Recca replied affirmatively.

Commissioner Rueda then moved, and Commissioner Finn seconded the motion, and the Commission voted unanimously to adopt the staff recommendation calling for approval with conditions of the subject application.

Hearing no further business, Commissioner Porter called for adjournment of the meeting at 5:40 p.m.

Respectively submitted,

R. Bruce Anderson
Acting Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, October 8, 1970.

The City Planning Commission met pursuant to notice on Thursday, October 8, 1970, at 2:15 p.m. at 100 Larkin Street.

PRESENT: Walter S. Newman, President; James J. Finn, Mortimer Fleishhacker
Thomas J. Mellon, Mrs. Charles B. Porter, John Ritchie and
Hector E. Rueda, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator); Robert Passmore, Planner V - Zoning; Peter Svirsky, Planner IV - Zoning; and R. Bruce Anderson, Acting Secretary.

Bill Workman represented the San Francisco Chronicle, and Donald Canter represented the San Francisco Examiner.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, advised the Commission that he had appeared Wednesday afternoon before a joint meeting of the Finance and Planning Development Committees of the Board of Supervisors, to request authorization to file an application with the Department of Housing and Urban Development for the 1970-71 Urban Beautification Grant Program. Mr. Jacobs was happy to report that the joint committee forwarded to the Board a "do pass" recommendation.

The Director stated that the Chinatown Citizens Advisory Committee would hold its second meeting tonight, Thursday evening, the main purpose of which would be to listen to presentations by each of the four consulting groups interested in performing professional services as part of the Chinatown 701 project.

The Director informed the Commission of a meeting held in the Mayor's Office on Wednesday morning, at which time numerous individuals and citizen groups expressed their collective interest in appropriate kinds of public actions and programs as related to problems and issues of the Haight-Ashbury neighborhood. Mr. Jacobs reported that several people at this meeting expressed a desire to see City Planning staff involved with initial efforts, if not a specific planning program, in the Haight-Ashbury.

President Newman covered various pieces of correspondence related to the proposed United States Steel project. Most of these letters, he stated, expressed opposition to the proposed project. Mr. Newman went on to mention a recent meeting he attended concerning possible beautification of the Embarcadero Freeway and a subsequent letter he had received on the subject from Alan S. Hart, District Engineer, State Division of Highways. One idea expressed so far is to plant ivy at the base of the freeway structure. At this point in the proceedings, Mr. Jacobs

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mentioned a recently-completed beautification project of the State Division of Highways, namely, the two rainbows painted on the south face of the Waldo Grade tunnel. Mr. Fleishhacker then stated that he did not see why landscaping of the Embarcadero Freeway was not accomplished some time ago, for State Division of Highways normally possesses the money necessary to do such jobs. He questioned why these beautification projects appear to be developed on an experimental basis. Mrs. Porter reminded the Commission that some years ago the State had \$800,000 to \$1,000,000 to do this kind of work, but that there was no agreement in the community as to just what specifically should be done.

President Newman then referred to a letter from Everett Brandon of PACT in which Mr. Brandon referred to the increasing number of service stations along Divisadero Street. Mr. Brandon questioned whether or not city agencies were aware of recent development trends along Divisadero Street. He then asked the Commission to hold a discretionary review hearing on a service station permit application which now has been filed with the Department. Mr. Jacobs responded to this letter, stating that he would be happy to prepare a response for the Commission as is customary. Mr. Jacobs went on to say that Mr. Brandon's letter raises two issues: one, required landscaping of new service station areas; and two, the number of gas stations desirable along any given thoroughfare in a given district. Commissioner Rueda then asked if these issues were limited to Divisadero Street alone. Mr. Jacobs stated that such issues certainly were city-wide in scope, and that the staff presently is at work, at least on a preliminary basis, on a service station study.

R70.54 Lease of City property, Block 5317, Lot 3,
Palou Avenue and Industrial Street.

R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator), advised the Commission that the subject referral has been received from the Director of Property whose letter asked if the sale or lease of this City property to Arden Farms Company is in conformity with the Master Plan. The property, Mr. Steele explained, is a triangle of approximately 7,100 square feet with frontages on Palou Avenue and Industrial Street in an M-1 zone. This block was rezoned in 1941 from Second Residential and Commercial to Light Industrial, with stipulations providing that any improvements to be erected on the premises should be subject to the approval of the City Planning Commission. In 1965, the City Planning Commission recommended that the lot be retained by the City for transfer to the Sealer of Weights and Measures for a meter testing station. This meter testing station has failed to materialize for lack of funding.

Mr. Steele explained that the specific request of Arden Farms Company is to lease this property for the use of truck parking on a temporary basis. Such a use is permitted in an M-1 zone, with the requirement that such a lot be enclosed by a wall or concealing fence six feet high. Mr. Steele added that in response to this request by Arden Farms Company, the Department of Public Works has asked that the property be leased on a short-term basis of not more than a year, rather than sold outright, pending studies to determine whether some of the property might be needed for traffic channelization purposes. In a report from another City department, the Director of Finance and Records stated that permanent storage space is still needed for City records and voting machines.

October 8, 1970

Mr. Steele then recommended that the Director be authorized to report that the lease of Lot 3, Block 5317, on short-term interim basis until traffic studies have been completed, and thereafter on a longer-term basis if none of the property is required for channelization, is in conformity with the Master Plan. He stated it should be recommended further that the property be retained in City ownership, because it may be needed in the future by one of the City's operating departments.

President Newman inquired as to the duration of the short-term lease. Mr. Steele responded that the lease would be for one year only. Commissioner Porter then asked if the provision requiring a fence six feet high, for such a short period of time, did not amount to a considerable expense. Mr. Steele responded that the fence indeed would be quite costly.

Commissioner Mellon moved, and Commissioner Finn seconded the motion, to accept the Director's recommendation regarding disposition of this referral. The vote of the Commission was 7-0 in favor of the motion.

R70.66 Malvina Place, change in sidewalk width on south side from 3 feet 11 inches to 1 foot 7 inches.

Mr. Steele presented the subject referral, first pointing out that Malvina Place is a 19.5-foot wide, 137.5-foot long alley opening on to Mason Street on Nob Hill. He explained that when the Nob Hill Princess Hotel is constructed, Malvina Place will provide the sole means of vehicular access from the hotel's garage. Therefore, it is proposed to narrow the sidewalk on the south side of the alley, which abuts wholly on hotel property, from 3 feet 11 inches to 1 foot 7 inches, in order to provide a wider roadway. The north sidewalk abutting on other properties will remain at 3 feet 11 inches. Mr. Steele concluded his remarks by recommending that the Director be authorized to report that the change in sidewalk width on south side of Malvina Place from 3 feet 11 inches to 1 foot 7 inches is in conformity with the Master Plan.

Commissioner Mellon moved, and Commissioner Finn seconded the motion, to adopt the staff recommendation as presented. The vote of the Commission was 7-0 in favor of this motion. Commissioner Fleishhacker wished the record to show his concern regarding the adequacy of sidewalk width to protect an abutting property owner to be affected by this action.

R70.70 Acquisition of land for mini-park program, Block 3545, Lot 25, north side of 15th Street between Guerrero and Dolores Streets.

Mr. Steele explained that the subject referral pertains to acquisition of property for the City's mini-park program. Mr. Steele described the subject parcel as a 38-foot by 118-foot vacant lot on the north side of 15th Street between Guerrero and Dolores Streets. He said that it is located between flats and a Victorian structure converted into apartments, and that it is across the street from Mission Dolores Apartments, a new 92-unit public housing project for the elderly. He added that Valencia Gardens public housing for families is a block away east of Guerrero Street. The zone is R-4. This mini-park, Mr. Steele stated, will be financed from a Bureau of Outdoor Recreation (Department of the Interior), grant of \$399,640 for which the City is providing matching funds. Mr. Steele

The first of these is the fact that the American Medical Association is a voluntary association of physicians. It is not a government agency, nor is it a corporation. It is a group of individuals who have come together for a common purpose. The second fact is that the American Medical Association is a non-profit organization. It does not have a financial goal, nor does it have a profit motive. Its purpose is to serve the public interest. The third fact is that the American Medical Association is a democratic organization. It is run by its members, who elect their representatives to the governing body. The fourth fact is that the American Medical Association is a professional organization. It is composed of individuals who are trained and qualified in the medical profession. The fifth fact is that the American Medical Association is a national organization. It represents the interests of physicians throughout the United States.

The American Medical Association has a long and distinguished history. It was founded in 1846, and has since that time been a leading voice in the medical profession. It has been instrumental in the development of the medical profession in the United States, and has played a major role in the advancement of medical science. The American Medical Association has a number of departments, each of which is responsible for a specific area of the medical profession. These departments include the Department of Internal Medicine, the Department of Surgery, the Department of Pediatrics, the Department of Obstetrics and Gynecology, the Department of Radiology, and the Department of Pathology. Each of these departments is headed by a prominent physician, and each has a number of sub-committees and working groups. The American Medical Association also has a number of committees and commissions, each of which is responsible for a specific area of the medical profession. These committees and commissions include the Committee on Medical Education, the Committee on Medical Practice, the Committee on Medical Research, the Committee on Medical Legislation, and the Committee on Medical Ethics. Each of these committees and commissions is headed by a prominent physician, and each has a number of sub-committees and working groups.

The American Medical Association has a number of publications, each of which is devoted to a specific area of the medical profession. These publications include the Journal of the American Medical Association, the American Medical Association Bulletin, the American Medical Association News, and the American Medical Association Review. Each of these publications is edited by a prominent physician, and each contains a number of articles and reports. The American Medical Association also has a number of books and pamphlets, each of which is devoted to a specific area of the medical profession. These books and pamphlets include the American Medical Association Handbook, the American Medical Association Yearbook, and the American Medical Association Digest. Each of these books and pamphlets is edited by a prominent physician, and each contains a number of articles and reports. The American Medical Association also has a number of other publications, each of which is devoted to a specific area of the medical profession. These publications include the American Medical Association Journal, the American Medical Association Bulletin, the American Medical Association News, and the American Medical Association Review. Each of these publications is edited by a prominent physician, and each contains a number of articles and reports.

The American Medical Association has a number of other activities, each of which is devoted to a specific area of the medical profession. These activities include the American Medical Association Convention, the American Medical Association Meeting, and the American Medical Association Symposium. Each of these activities is held annually, and each is attended by a number of prominent physicians. The American Medical Association also has a number of other activities, each of which is devoted to a specific area of the medical profession. These activities include the American Medical Association Conference, the American Medical Association Workshop, and the American Medical Association Seminar. Each of these activities is held annually, and each is attended by a number of prominent physicians. The American Medical Association also has a number of other activities, each of which is devoted to a specific area of the medical profession. These activities include the American Medical Association Lecture, the American Medical Association Demonstration, and the American Medical Association Exhibition. Each of these activities is held annually, and each is attended by a number of prominent physicians.

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recommended that the Director be authorized to report that the acquisition of Lot 25, Block 3545, for the mini-park program is in conformity with the Master Plan. Commissioner Porter moved to adopt the staff recommendation and Commissioner Ritchie seconded this motion. The Commission voted 7-0 in favor of the staff recommendation.

R70.73 Acquisition of land for mini-park program,
 Block 1563, Lot 22, Balboa Street and
 21st Avenue; and Block 5340, Lot 3A, Revere
 Avenue west of Keith Street.

Spencer Steele stated that this was a companion item to the above referral. He first described Lot 22, Block 1563, at the northeast corner of Balboa Street and 21st Avenue. He stated that it is 32.5 feet by 100 feet, and that it is now vacant except for a nonconforming billboard, due to be removed by November 21, 1970. The zone is R-3. This mini-park, he stated, is included in the City's \$250,000 open space grant from the Department of Housing and Urban Development.

Mr. Steele then described Lot 3A, Block 5340, as a 37.5 by 100-foot vacant lot on the north side of Revere Avenue, west of Keith Street. He stated that it is in an R-2 zone, which is built up mostly with single-family houses. He added further that the site is shown as a mini-park in the South Bayshore Plan, and also is included in the HUD open space grant referred to above.

Mr. Steele recommended that the Director be authorized to report that the acquisition of Lot 22, Block 1563, for the mini-park program is in conformity with the Master Plan. Commissioner Porter moved to adopt the staff recommendation and Commissioner Ritchie seconded this motion. The Commission voted 7-0 in favor. Mr. Steele then recommended that the Director be authorized to report that the acquisition of Lot 3A, Block 5340, for the mini-park program is in conformity with the Master Plan. Commissioner Fleishhacker so moved and Commissioner Porter seconded this motion. The affirmative vote of the Commission was unanimous.

Mr. Jacobs wished to comment at this point that as small as it might seem, the action taken by the Commission and others on the mini-park acquisition at Revere Avenue west of Keith Street represents one significant step towards implementation of the South Bayshore Plan. Commissioner Ritchie then wished to express his support for the wall to be constructed by Arden Farms Company as provided for in the Commission's action on the first referral. He stated that the presence of an attractive fence, given existing conditions on Industrial Street, in many ways is just as important as a mini-park in the improvement of physical conditions in the South Bayshore area.

Review of Sign Permit Applications Nos. 388434, 388435 and 388436,
St. Mary's Garage as located in a P District.

Robert Passmore, Planner V - Zoning, explained that the proposal before the Commission is to remove existing Avis signs on the Kearny Street frontage of the St. Mary's Garage and to replace such signs with a three-face sign that would project four feet from an existing canopy that runs along the face of the garage. Mr. Passmore stated that the canopy itself projects approximately four feet. He stated further that the sign applications filed with the Commission do not clearly

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Commissioner Rueda moved, and Commissioner Porter seconded the motion, to adopt the staff recommendation calling for disapproval of the subject sign permit applications Nos. 388434, 388435 and 388436, but to emphasize its willingness to approve at this time modified applications which would be either for signs located on the ends of the canopy or flush with the face of the garage, or a combination of the two. The vote of the Commission was 7-0 in favor of the staff recommendation.

Commissioner Finn inquired quickly if the staff and Avis could not possibly work out the suggested modifications. Mr. Jacobs responded that the staff recommendation calls in part for just such a working session, now that guidelines for new signs on St. Mary's Garage have been spelled out. At this point, Commissioners Fleishhacker and Ritchie discussed briefly an existing tall sign on the same building belonging to another tenant of St. Mary's Garage.

Discretionary review of Building Permit Application No. 389043 for parking lot, Masonic Avenue west side north of Geary Boulevard.

Mr. Passmore, Planner V - Zoning, explained that the proposal before the Planning Commission is to construct an open parking lot on the site of the former Olympic reservoir. This proposal is by Firemen's Fund Insurance Company. Firemen's Fund, Mr. Passmore explained, has determined at this time that they are not prepared to construct an office building on the site but do desire to have in the interim a parking lot. Mr. Passmore referred to the Planning Commission Resolution No. 6470, adopted earlier in 1970, wherein the Commission called for discretionary review on any permit application filed for this site. The specific intent of such discretionary review would be to review the height of proposed buildings as measured from Emerson Street. Therefore, since the parking lot in no way would obstruct views of adjacent property, and would be landscaped appropriately for an interim period, Mr. Passmore recommended that the Commission approve Building Permit Application No. 389043.

Jack Cloudsley, an architect in the office of Edward Page, told the Commission that Firemen's Funds was not prepared at this time to go ahead with a proposed new building for this site. Mr. Cloudsley stressed that this space would be used for a parking lot on an interim basis only. Commissioner Porter stated that Firemen's Fund always has provided beautiful landscaping in the past, and inquired if landscaping to be provided on this parking lot would include large plants and planters. Mr. Cloudsley responded that such landscaping would be used to the extent possible. Commissioner Fleishhacker inquired if the parking would be private only. Mr. Cloudsley responded affirmatively.

Commissioner Porter moved, and Commissioner Mellon seconded the motion, to approve Building Permit Application No. 389043 for a parking lot, on Masonic Avenue west side north of Geary Boulevard. The Commission vote was 7-0 in favor of the motion.

At this point in the proceedings, Commissioner Fleishhacker excused himself from the Commission table for a brief moment.

Presentation of Urban Design Study Preliminary Report No. 7 -
Implementation Approaches

Mr. Jacobs stated that the Urban Design preliminary reports are now coming out at a pretty fast clip. Next week, he announced, Preliminary Report No. 8 will be presented. He then stated that Preliminary Report No. 7 is not terribly dramatic; however, this report represents the key to implementation of policies, programs and required legislation and participation of the governmental process. This report recommends certain changes to overall practices and principles of public action with respect to basic design decisions.

Peter Svirsky, Planner IV - Zoning, presented Urban Design Study Preliminary Report No. 7 to the Commission. In the presentation of this report, Mr. Svirsky referred to several diagrams on the Commission wall as exemplary forms of existing and proposed decision-making processes affecting design in San Francisco. Mr. Svirsky's report is available for inspection from the files of the Department of City Planning at 100 Larkin Street.

In response to Mr. Svirsky's report, Commissioner Porter stated that she was not aware of any specific controls governing design in the public sector, and as such, she could very well imagine the difficulties in establishing such controls in the private sector. She asked Mr. Svirsky what kind of legislation might be required, if any. Mr. Svirsky responded that in certain cases mandatory referral of proposed projects would be required. Additionally, certain vehicles of cooperation among designers could be established. Commissioner Fleishhacker then stated that many theoretical aspects of design decisions seem to lend themselves to such analyses, when most probably very few real situations can be subjected to such analyses.

Mr. Jacobs advised the Commission of the intent of much of Preliminary Report No. 7, namely, to attempt to get early review going in a case of both public and private development. To date such review is under way with the San Francisco Housing Authority, whereas in the case of the San Francisco Redevelopment Agency, it is not working at all. The Capital Improvement Program contains some design conditions, although probably not enough. With respect to the private sector, the design review process seems to have its ups and downs. Recently, for example, developers have been coming to the Department early, mainly to find out how to qualify for the use of bonuses as spelled out in the Downtown Zoning Amendments. In the case of Conditional Use applications as presented to the Commission, most such applications represent close work between the Department staff and the developer. More specifically, Mr. Jacobs stated possible legislation might involve mandatory consultation early on, especially in the case of Conditional Use applications.

In response to Mr. Jacobs' statements, Commissioner Fleishhacker said that if he has understood Mr. Jacobs correctly, one might say that nothing would get to the Planning Commission until the staff has completed a joint consultation and review with the developer. However, Mr. Fleishhacker stated, suppose such consultation did not work out in every case. At any rate, if it were made mandatory, then the calendar and the staff workload could increase or become rather complicated in satisfying terms of the legislation. Commissioner Mellon then inquired as to the number of developers who do not choose to come in early. Mr. Jacobs responded that he could not give an absolute or relative figure, but in those cases where they

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the transparency and accountability of the organization. The text also mentions the need for regular audits to ensure that all financial data is correctly recorded and reported.

In the second section, the document outlines the procedures for handling financial data. It details the steps involved in collecting, processing, and analyzing financial information. The text stresses the importance of following established protocols to ensure the integrity and reliability of the data.

The third part of the document focuses on the role of the finance department in the overall operations of the organization. It describes the various responsibilities of the finance team, including budgeting, financial reporting, and risk management. The text also highlights the importance of collaboration between the finance department and other departments to achieve the organization's goals.

The fourth section discusses the challenges faced by the finance department in the current business environment. It identifies key issues such as fluctuating market conditions, increased regulatory requirements, and the need for innovative financial solutions. The text provides insights into how the finance department can effectively address these challenges and maintain its strategic focus.

The fifth part of the document presents a summary of the key findings and recommendations. It reiterates the importance of accurate record-keeping, proper financial data handling, and effective financial management. The text also offers suggestions for improving the efficiency and effectiveness of the finance department's operations.

The final section of the document provides a conclusion and a forward-looking statement. It expresses confidence in the organization's ability to overcome the current challenges and achieve its long-term success. The text also mentions the ongoing commitment to transparency, accountability, and financial excellence.

do not come in early, there seem to be two kinds of developers: one, the developer who simply does not know about the early review process; or two, the developer may indeed know about the process, but chooses purposely not to come in early. In this latter case, such proposed projects often become cause celebre or confrontations, and the developer may actually feel that such circumstances offer the best way to go on a proposed project. Mr. Jacobs also wished to add that it is the unsuccessful developments that come to everyone's attention. The successful applications, he stated, do not receive public recognition unless they are of a very large size.

Commissioner Porter wished to inquire as to what might happen if these proposed design controls should become ineffective. Mr. Jacobs responded that if something consistently happens that is bad within an existing ordinance, then most probably the Commission and the Board of Supervisors would take another look at such an ordinance. Commissioner Finn added that one must be careful not to restrict the possibilities for creative design in further restrictions through new ordinances or changes in existing ordinances.

Commissioner Ritchie then stated that often times in controversial cases the Commission and the staff do not get to the owner and the developer, but instead they seem to be dealing with an agent, the realtor, or the attorney. He felt that so often this is a grey area and one in which it is hard to get specific, running the gamut of all project sizes. Commissioner Fleishhacker responded by saying that perhaps the owner often times wants an agent as he does not wish to show all of his cards at once. Commissioner Porter wondered if any ordinance should or should not make specific reference to the owner property in such cases.

Commissioner Mellon stated that he felt that perhaps the City Planning Commission should refer developers to Department staff if such developers should appear before the Commission without having consulted with the staff. He then said that an administrative procedure might easily care take of this. Commissioner Fleishhacker responded by saying that some kind of teeth would most probably be required in such consultation, for otherwise, the consultation might not be terribly meaningful. Mr. Mellon stated his agreement, but said that such consultation should not be construed to mean that there must necessarily be an agreement between staff and the developer. President Newman stated that he could not remember any major project where some sort of give-and-take has not occurred. Mr. Jacobs responded that there have been some, especially in cases where large amounts of money and ego have been spent.

Commissioner Finn stated his agreement with President Newman's point and then wished to state his concurrence with Commissioner Porter's point regarding the strengthening of the public sector in its design review process. Mr. Jacobs commented that the Department's role in a design review process does not address itself specifically to design per se of a building, but rather to basic elements of urban design and general land use planning. In cases of projects on public property, the Art Commission deals with aesthetics of buildings and structures, whereas the Department deals with height, mass, bulk, siting and overall design affecting community concerns. Commissioner Mellon stated that he saw no problems or difficulty with the Department's role and responsibility with respect to other San Francisco public agencies. Mr. Jacobs added that he felt that this was true for the most part, for if nothing else, the role of the Department in determining locational and siting factors is clear cut.

The first part of the history of the world is the history of the human race. It is a history of the progress of the human mind, of the growth of human knowledge, of the development of human civilization. It is a history of the human race, of the human mind, of the human knowledge, of the human civilization.

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Commissioner Ritchie again wished to express concern regarding the absence of the owner in many, many cases coming before the Commission, some very important in his opinion. From his own experience, for example, intermediaries and agents push hard for their fees, and often times are more interested in fees than in the larger questions and issues raised by a major building or change in land use. Commissioner Mellon responded that often times it is not possible to get the owner to a hearing. While it may be desirable, he stated, it is difficult to enforce.

Commissioner Fleishhacker felt that perhaps the introduction to the report should be further summarized, if at all possible.

Commissioners Newman and Mellon expressed particular praise for Mr. Svirsky's presentation and his work on Preliminary Report No. 7. Thereupon they were joined in their praise of Mr. Svirsky's efforts by all of the Commissioners.

At 4:10 p.m. Commissioner Porter moved for adjournment and the motion was seconded by Commissioner Finn.

Respectfully submitted,

R. Bruce Anderson
Acting Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the regular meeting held Thursday, October 15, 1970.

The City Planning Commission met pursuant to notice on Thursday, October 15, 1970 at 2:15 p.m. at 100 Larkin Street.

PRESENT: Walter S. Newman, President; James J. Finn, Mortimer Fleishhacker, Mrs. Charles B. Porter, John Ritchie and Hector E. Rueda, members of the City Planning Commission.

ABSENT: Thomas J. Mellon, member of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; Dean L. Macris, Assistant Director - Plans and Programs; Richard Hedman, Planner V - Urban Design; James Paul, Planner III; Dennis Ryan, Planner III - Urban Design; Robert Betts, Planner II; William Duchek, Planner II - Urban Design; De Wayne Guyer, Planner II; Fritz Mock, Planner II (Zoning); John Phair, Planner II; Elizabeth Seltzer, Planner II; and R. Bruce Anderson, Acting Secretary.

Reporters representing the San Francisco Chronicle and San Francisco Examiner were present.

APPROVAL OF MINUTES

It was moved by Commissioner Porter, seconded by Commissioner Fleishhacker and carried unanimously that the minutes of the meetings of September 3, 14, and 17, 1970, be approved as submitted. President Newman wished to compliment the Secretary for an excellent job in preparing these minutes.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, reported that the planning firm of Sedway-Cooke, in association with Merrill Jew and Robert Wong, architects, and Hal Dunleavy and Associates, housing economists, have been selected to conduct a \$75,000 planning program for housing and recreation improvement in Chinatown as part of the Chinatown 701 project. He also pointed out the important role of the Citizens Advisory Committee in selecting consultants to the project.

The Director mentioned that on Tuesday afternoon the Board of Supervisors, by a vote of 4-4, upheld the Commission's action to disapprove the reclassification request of Payless Stores, filed to allow the erection of a sign on its Alemany Boulevard store frontage. Mr. Jacobs then stated that this is the kind of action not often noticed by the public, for while admittedly it is a so-called small matter, it also represents agreement between the Commission and the Board. Normally people hear only of the big conflicts between public bodies.

Mr. Jacobs reminded the Commission of its field trip next Thursday at 1:00 p.m. for the purpose of visiting cases scheduled for consideration at the November 5 Zoning Hearing. He also mentioned that the next meeting of the Plan Implementation Committee of the Commission is scheduled for Thursday, October 29, at 1:00 p.m.

Mr. Jacobs introduced John Phair, who on Tuesday joined the Department staff at the Planner II level.

The Director brought to the attention of the Commission the recent opinion of the State Attorney General, directed to the issue of bay fill for non-water-oriented uses. This opinion, Mr. Jacobs stated, would affect especially the current proposal by Oceanic Properties for the area covered by Piers 1 through 7. The Attorney General's opinion, in short, would limit further filling of the bay to water-oriented uses only. Permits for use and development of the bay to the contrary are not to be granted by the Bay Conservation and Development Commission.

At this point in the proceedings, Commissioner Ritchie came into the room and assumed his place at the Commission table.

Commissioner Fleishhacker remarked that the Commission approved the Oceanic Properties proposal only on the basis of the so-called rule of equivalencies and, therefore, the proposal most probably will not come back to the Planning Commission for reconsideration.

Presentation of Urban Design Study Preliminary Report No. 8 - Citywide Urban Design Plans.

Mr. Jacobs gave a brief introduction before presentation of Preliminary Report No. 8. He stated that the Urban Design contract calls for preparation of eight preliminary reports and one final report. Last week, the staff presented Preliminary Report No. 7. Today, Preliminary Report No. 8 will be presented, emphasizing four areas of concern: 1) landscaping and open space; 2) street design; 3) street space; and 4) the height, bulk, mass and scale of buildings. Mr. Jacobs stated that Preliminary Report No. 8 grows out of all preliminary reports, especially Preliminary Report No. 4, which stressed existing form and image in the city; the Street Livability Study; and Preliminary Report No. 5, which discusses and illustrates basic urban design principles.

Mr. Jacobs then advised the Commission that the final report, the Urban Design Plan, must now be prepared. He said this will be hard to do, for such a document must be readable and of interest to the man on the street. At the same time, he emphasized, the staff is in a position to turn out a classic in planning. This report, he added, will be extremely important to future decision-making concerning design in San Francisco.

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The first part of the report is devoted to a description of the work done during the year. It is divided into two main sections, the first of which deals with the work done in the laboratory and the second with the work done in the field.

The work done in the laboratory is described in detail in the first section. It is divided into two main parts, the first of which deals with the work done in the laboratory and the second with the work done in the field.

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Preliminary Report No. 8 will be presented this afternoon in summary form. Richard Hedman, Planner V - Urban Design, stated that often times urban design plans are presented and appear as grandiose, beautiful and most appealing documents. However, he stated, when the price tag is presented, this often renders such plans useless. Mr. Hedman stated that the individual slide shows and presentations to follow by members of the Urban Design staff will make every attempt to point out the key elements of urban design planning for San Francisco.

Elizabeth Seltzer, Planner II, began presentation of Preliminary Report No. 8 by concentrating on landscaping and open space. She pointed out specifically the development of twelve principles to be observed in landscaping and open space planning in San Francisco. In addition to the slide show, Miss Seltzer referred to graphic plates on the Commission wall.

William Duchek, Planner II - Urban Design, gave his presentation on street design, using a series of slides prepared especially for this purpose. He stated that 25% to 35% of the total land area in San Francisco is used for streets. The principles developed in this study, he stated, apply strictly to public rights-of-way, although such principles could be used on privately held property. Mr. Duchek pointedly illustrated each of the street design principles one by one.

Dennis Ryan, Planner III - Urban Design, presented the street space and design elements of Urban Design Preliminary Report No. 8. He first noted the pressures which exist for the removal of street space. With the disappearance of vacant buildable land area, pressures are increasing to extend new development into street areas. And to prove this point, Mr. Ryan cited case examples involving the vacation of street areas. Mr. Ryan also pointed out that the Citizens Advisory Committee requested a plan and recommended policy regarding the preservation of street space. Mr. Ryan then made a quick run-down on the principles outlined in Preliminary Report No. 8, and concluded his presentation by reading the recommended policy regarding the preservation of street space.

Robert Betts, Planner II, continued the presentation and slide show of Preliminary Report No. 8 by discussing the height, mass and bulk of buildings. An initial concern of the Report, Mr. Betts stated, is to identify those locations where the development pattern can be low and those locations where the development pattern can be high. Mr. Betts then spent considerable time describing how the staff arrived at proposed urban design guidelines for the height of buildings. The presentation of principles by Mr. Betts, while concentrating on the guidelines for the height of buildings, also by necessity directed itself towards measuring building bulk, to find what is tolerable and what is objectionable.

Mr. Jacobs explained that each section of Preliminary Report No. 8 as presented today was prepared by the staff person who made the respective presentations. He then stated that the staff must now refine, consolidate and get some agreement on policies as preparation and work begin on the final report.

Commissioner Fleishhacker inquired as to what kind of time table and next steps are involved in wrapping up the urban design work. Mr. Jacobs responded that if a particular piece of the final report received agreement by the Commission before the report actually was presented, he himself would not be opposed to policy actions by the Commission before publication of the final report. He added that after the final plan has been presented, probably in May of next year, and after required public hearings, the Commission would be asked to adopt the basic elements of the report as amendments to the citywide Master Plan. Additionally, certain guidelines could be put before the Commission for their approval with respect to continuing work with other City departments.

Commissioner Porter stated that she could not necessarily agree with the staff's position regarding the street vacation issue. She stated, for example, that she does not feel quite the same as the staff regarding its enthusiasm for the location and siting of St. Mary's Cathedral. Mrs. Porter went on to say that the Redevelopment Agency is involved with many of these street vacations, and that they would have a difficult time putting together a package without many of these vacations. In other cases, she added, the Commission is unable to do a thing about view corridors. For example, the view of San Francisco Bay from the top of Bush Street is now lost, because of the new PG&E building built on their own property. Commissioner Fleishhacker, in response to Mrs. Porter, stated that as he reads the report, it only says that streets as a rule of thumb should not be vacated.

Mr. Jacobs stated that the issue of view corridors is a very real one in downtown San Francisco. One street system means another, as is the case of south of Market and north of Market, with two independent grid patterns meeting in conflict at Market Street. He stated that the Citizens Advisory Committee pointed out this problem, and cited California Street as a particular example of the problem. Mr. Jacobs then stated that the Planning Commission now has discretionary review power over developments on Market Street, and that a view corridor policy could be introduced into this power of discretionary review. Commissioner Fleishhacker then commented that the Assessor might have to be advised of this, in order to take into account a possible deprivation of property utilization.

Commissioner Ritchie stated that vacation of a street area does not always mean blocking of views. For example, mall areas and landscaped walkways could be accomplished through the use of street vacations. He then stated his overall impression of the presentation, saying that it showed great imagination. Mr. Ritchie termed the presentation youthful and vigorous and said that Preliminary Report No. 8 places before the Commission a number of very valuable, important and worthwhile ideas, which hopefully will be adopted and implemented. He concluded his remarks by saying that the time is ripe for the implementation of many of these ideas.

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Mr. Jacobs then stated that he hoped the Citizens Advisory Committee could continue to meet until presentation of the final report, if not beyond that time. He also wished to emphasize what Mr. Svirskey and Mr. Hedman have said in their respective presentations to date, namely, that the Commission and staff must devise new processes and work within refined frameworks to achieve design decisions of the highest quality for San Francisco. Obviously, he stated, it would not be nearly enough to produce a report which only says: "what a pretty picture."

Commissioner Porter stated that 95% of the city's buildable land area is built upon and that garages in residential areas, for example, often times take up the sidewalk areas so that she wondered how the landscaping proposal shown today could be achieved in many instances. Additionally, she wondered if the Commission could maintain view corridors and the efficiency of the grid pattern with the use of extensive landscaping. Mr. Hedman responded that landscaping would not necessarily interrupt views, as the height of trees, for example, would purposely be restricted. He stated that the interruption of grid patterns would serve to slow down through traffic and provide the opportunity to build small sitting places and to respect the notion that streets are to be lived in. He then stated that ultimate and true achievement of these principles depends on detailed designs. Mr. Jacobs then stated that in talking with neighborhood groups and associations to date the biggest issue seems to be traffic-oriented problems. People living in neighborhood areas, Mr. Jacobs said, are interested in improvements of this scale. In short, they are interested in the opportunity that every single street offers for improvement of the residential environment.

Commissioner Rueda stated that he was very impressed with the ideas presented today and that he has seen examples already of the kinds of things the staff has discussed. The implementation of such ideas and policies could give residential neighborhoods new dimensions. Commissioner Ritchie commented that he feels that the grid pattern offers the opportunity to pick up acres and acres of land in neighborhood areas for physical improvements of all sorts. He mentioned, for example, landscaping, street livability and street play areas.

President Newman asked each Commissioner to direct comments and criticisms of Report No. 8 to the Director of Planning within 30 days, preferably in writing, and then a meeting would be held to discuss such written statements to assist the staff in direction and preparation of the final report. Mr. Jacobs stated that the staff always is prepared to receive comments and criticisms, especially in the case of this major report.

Commissioner Fleishhacker moved, and Commissioner Finn seconded the motion, to adjourn the meeting. The meeting was adjourned at 3:55 p.m.

Respectfully submitted,

R. Bruce Anderson
Acting Secretary

The first of the year was a very dry one, and the crops were much affected. The weather was very hot, and the crops were much affected. The weather was very hot, and the crops were much affected. The weather was very hot, and the crops were much affected.

The second of the year was a very dry one, and the crops were much affected. The weather was very hot, and the crops were much affected. The weather was very hot, and the crops were much affected. The weather was very hot, and the crops were much affected.

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SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, October 22, 1970.

The City Planning Commission met pursuant to notice on Thursday, October 22, 1970, at 1:00 P.M. at 100 Larkin Street.

PRESENT: Walter S. Newman, President; James J. Finn, Mortimer Fleishhacker; Thomas J. Mellon, Mrs. Charles B. Porter, John Ritchie and Hector E. Rueda, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator); Robert Passmore, Planner V (Zoning); Ralph A. Mead, Planner IV (Zoning); Joseph Fitzpatrick, Planner III; and R. Bruce Anderson, Acting Secretary.

Bill Workman represented the San Francisco Chronicle.

1:00 P.M. - Field Trip

Members of the City Planning Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to properties scheduled for consideration during the Zoning Hearing of November 5, 1970.

2:15 P.M. - 100 Larkin Street

APPROVAL OF MINUTES

It was moved by Commissioner Mellon, seconded by Commissioner Porter and carried unanimously that the minutes of the meeting of September 10, 1970, be approved as submitted.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, informed the Commission that the Planning and Development Committee of the Board of Supervisors will hold a public hearing on Thursday, October 27, to consider proposed amendments to the Planning Code regarding the establishment of height limitations in an area south of the Ferry Building. Commissioner Porter then inquired as to what possible role the study now being undertaken by Claude Gruen might play in the height issue hearing before the Board. Mrs. Porter further inquired as to the purpose of Claude Gruen's study, and whether or not the study would address itself to specific types of "envelopes" in which future development on Port property could occur. Mr. Jacobs responded that it was his understanding that the Gruen study would address itself to the following kinds of elements: one, the present economic status of the Port in overall terms, namely, its assets versus its liabilities; two, the separate issue of the passenger terminal; and three, the potential revenue capabilities of non-maritime uses of Port property.

Minutes of the meeting held on Thursday, November 21, 1970.

The Civil Liberties Committee met on Thursday, November 21, 1970, at 1:00 P.M. at 100 Jackson Street.

PRESENT: William S. Lawrence, Chairman; James J. Jones, Secretary; Thomas L. Kelley, Mrs. Charles E. Jones, John Roberts and Hector M. Woods, members of the Civil Liberties Committee.

ABSENT: None.

The staff of the Department of Civil Liberties was represented by Allan A. Jacobs, Director of Planning; A. Lawrence, Director of Research; William S. Lawrence, Director of Administration; Ralph A. Jones, Director IV (Planning); Joseph Lawrence, Director III; and Mr. Jones and Mrs. Jones, Assistant Secretaries.

All members requested the San Francisco Office.

1:00 P.M. - 1:15 P.M.

Members of the Civil Liberties Committee met and discussed the San Francisco Office. The meeting was held at 1:00 P.M. at 100 Jackson Street. The meeting was held at 1:00 P.M. at 100 Jackson Street.

1:15 P.M. - 1:30 P.M.

1:30 P.M. - 1:45 P.M.

It was noted by William S. Lawrence, Chairman, that the meeting of the Civil Liberties Committee was held at 1:00 P.M. at 100 Jackson Street. The meeting was held at 1:00 P.M. at 100 Jackson Street.

CIVIL LIBERTIES

Allan A. Jacobs, Director of Planning, informed the Committee that the Planning and Development Committee of the Board of Supervisors will hold a hearing on Thursday, October 21, at 1:00 P.M. at 100 Jackson Street. The hearing will be held at 1:00 P.M. at 100 Jackson Street. The hearing will be held at 1:00 P.M. at 100 Jackson Street.

Commissioner Porter then inquired as to possible effects of the recent State Attorney General's opinion regarding future development of non-water-oriented uses of the bay. In response, Mr. Jacobs stated that the Gruen study will take into account property inland or west of the Embarcadero as to its possible utilization for non-water or non-maritime uses. But Mr. Jacobs also spelled out another element of the study to be considered by Gruen and Gruen Associates. This element would be the alternative income potentials of different levels of development in areas south of the Ferry Building. Mr. Jacobs then asked rhetorically how these four elements of the Gruen study most probably would relate to Tuesday's Board of Supervisors hearing referred to earlier. He stated that the Planning and Development Committee may well decide to continue their hearing in order to wait for release and publication of the Gruen report. It then might elect to hear the report, take its vote and finally, report to the full Board. At this point in the proceedings, Commissioner Fleishhacker wished to state that Gruen and Gruen Associates is doing the study for a particular citizens' committee, and therefore, any such release would be made by the citizens' committee, and not by Claude Gruen.

Commissioner Porter then stated that Claude Gruen, in his work on the Arthur D. Little report of 1966, did 20-year projections of maritime needs. However, it was her opinion that things keep changing in the shipping business. She wondered if such fluctuant elements and conditions would be taken into account by Claude Gruen this time around. Commissioner Fleishhacker responded affirmatively. He stated that Claude Gruen would make five-year projections rather than 20-year projections in the current study. In any case, Commissioner Fleishhacker stressed that it is always easier to estimate expenses rather than income. Commissioner Porter then asked Commissioner Fleishhacker if Mr. Gruen would consider whether it makes economic sense for the Port to invest in many different kinds of ways. Commissioner Fleishhacker responded that Mr. Gruen would entertain such a consideration. Mrs. Porter then stated that the shipping business seems to operate under quite flexible and ever-changing conditions, as witnessed in New York last year on a special tour conducted by the Port of New York Authority for members of the American Society of Planning Officials.

Commissioner Rueda stated that the main objective, regardless of any study, is to open up the Port to the people of San Francisco. In short, he stated that there must be parks and open spaces in addition to the commerce and industry of the Port. Commissioner Mellon stated that the main thing, as he sees it, is for the Port to go out and get the business; for San Francisco to decide its course, to manage its Port and make its decisions accordingly. He then stated that if the opinion of the Attorney General and recent actions of the Bay Conservation and Development Commission should be upheld, perhaps the City should go back to the State for essential changes in the legislation providing for transfer of the Port from the State to the City. President Newman then inquired hypothetically as to the kind of zoning regulations which could be maintained should the State decide to take back the Port. Mr. Jacobs responded that as far as he knew, a former Attorney General's opinion held that non-maritime uses and development of the Port are to be governed by San Francisco zoning regulations even though such uses would exist on land under State jurisdiction.

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Commissioner Ritchie stated that he had suggested that legal opinions be prepared regarding the Burton and Petris McAteer Acts before votes were taken on the Ferry Port Plaza and U.S. Steel proposals, but that somehow this suggestion seems to have been lost in the mill. Mr. Jacobs stated that it all seems to be a case of round robin, whereby each public agency seems to be waiting for the opinion or action of the other. Commissioner Fleishhacker then stated that he was of the opinion that a ruling would not have been possible before this time, as there had been no formal permit applications before BCDC requesting authorization to develop Port land. Commissioner Ritchie responded that he had asked Miriam Wolff about getting an opinion from the State Attorney General some time ago.

Mr. Jacobs brought before the Commission a draft resolution designed to authorize the Director of Planning to execute a contract between the State and the City necessary to conduct the Chinatown 701 project. President Newman inquired as to the involvement of the State of California in such a contract. Mr. Jacobs responded that actual funding is derived from the Federal Government, but that such monies are channeled through the State government. Once this arrangement is formalized, then the contract can be prepared and signed with the consultant chosen to work on the Chinatown 701 project. Commissioner Fleishhacker moved, and Commissioner Rueda seconded the motion, to adopt the draft resolution authorizing the Director of Planning to execute such a contract between the State and the City. The vote of the Commission was 7-0 in favor of the motion.

The Director then reported on a recent field trip along the old Muni Line 40 right-of-way, proposed for use in the extension of BART from Daly City to the San Francisco International Airport. Mr. Jacobs described this corridor as a "natural" for such construction. He said there were few obstructions to the use of this right-of-way. Commissioner Mellon stated his total agreement with Mr. Jacobs as to the almost perfect utility of the old muni line 40 right-of-way for extending BART to the airport. He advised the Commission that the Director of Planning recently had made an excellent presentation to the BART Board of Directors, regarding a resolution before said Board to prevent a "free ride" by non-BART counties in any extension of the existing BART system.

Mr. Jacobs then reported that next week the National Association of Housing and Redevelopment Officials (NAHRO) will hold a national conference at the Sheraton Palace Hotel featuring workshops in code enforcement and renewal. He told the Commission that Mr. Gamble and Miss Dierkes of the Department have been quite busy the last few weeks preparing a major exhibit on San Francisco's FACE program for this conference.

The Director expressed his hope that the Plan Implementation Committee of the Commission could meet briefly following today's Commission meeting. Also, he stated it appeared quite probable that next Thursday there would not be a regular meeting of the Commission. However, Mr. Steele has requested that the Plan Implementation Committee meet next Thursday at 2:00 p.m. if this time is convenient for the Commissioners involved. President Newman then stated that hearing no objection, that the Planning Commission would not hold a meeting next Thursday, October 29.

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Mr. Jacobs then stated that the last item on the Director's report today most probably involves a matter of discretionary review by the Commission. He wished to ask the Commission to hold this item over until the completion of today's calendar. The Commission agreed to such a request.

President Newman then asked for any comments or questions from the Commission. Commissioner Fleishhacker stated that the economic report to be prepared by Gruen and Gruen Associates most certainly would be available to the Planning Commission and others. He was quick to add that information regarded as confidential by the Port understandably would not be made public. President Newman asked when the Gruen report would be available. Commissioner Fleishhacker responded that some answers probably would be available within 30 days. He added that information contained in the report is intended mainly for the Board of Supervisors. Somewhat lightheartedly Mr. Fleishhacker suggested that upon digesting the substance of the report, the Board might well decide to send the whole matter back to the Planning Commission. This drew several chuckles from those present in the Commission room. Commissioner Porter stated that it was too bad in many ways that the proper public agencies had not been involved in this study. Mr. Fleishhacker responded that the request for participation of such public agencies was made in January of this year, but that nothing had materialized. Also, of course, the issue of money has been a road block to the participation of such public agencies. Commissioner Mellon then reiterated a point made earlier by President Newman, namely, that the information contained in the report be made available to members of the City Planning Commission. Commissioner Fleishhacker assured Mr. Mellon that such information would be available to the Commission. President Newman then suggested that perhaps Mr. Gruen could present the contents of the report in summary form to the City Planning Commission. Commissioner Fleishhacker agreed that this was a good idea. He then went on to say that time pressures are not great as to the completion of this report. For example, he has heard that United States Steel is planning to spend at least one year on an economic feasibility study of their proposed waterfront complex south of the Ferry Building.

Commissioner Ritchie wished to report on a meeting of the Board of Education held Tuesday night, at which time the Board heard testimony concerning the proposed El Polin Elementary School. Mr. Ritchie stated that the substance of his testimony at this meeting centered on three main points: one, a comparison of the proposed plans for the El Polin school facilities with the design terms of reference provided therefore; two, the possible use of an alternate site for the school, such as Lobos Creek site; and three, a reading of the Planning Commission's resolution, passed at a special meeting on July 8, that no elementary school be constructed on the El Polin site.

Mr. Ritchie went on to say that of the approximately 20 speakers on Tuesday night, about 15 were against construction of the school at this site, while the remaining five persons were in favor of the school. He noted that this latter group consisted mostly of military personnel. Mr. Ritchie then commented on a four-part resolution presented by Howard Nemerovski, a member of the Board of Education. This resolution, which ultimately was passed by the Board by a vote of 6-1, with one abstention, had two principal aims: one, to reactivate consideration of the Lobos Creek Site, subject to completion of the current feasibility study of the proposed Golden Gate National Recreation area, a survey of needs generally for schools in the Presidio, and control by the Board of Education of enrollment in these elementary schools; two, to defer action for an indeterminate period on construction of an elementary school on the El Polin site. Commissioner Ritchie concluded his remarks by stating that both sides got pretty friendly during the course of this hearing, for both decided that half a loaf is better than none.

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REFERRALS

R70.59 - Precita Avenue between Mission Street and Coso Avenue, change in sidewalk widths

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), informed the Commission that the Bernal Heights Association has submitted a petition to the Department of Public Works to widen the 30-foot roadway of Precita Avenue in the 180 feet between Mission Street and Coso Avenue. The Association feels, Mr. Steele reported, that with parking on both sides of the street and two moving lanes, that traffic must proceed cautiously because of the narrowness of the street. This street is one of the main entry points to the Bernal Heights area. He then reported that the Department of Public Works has proposed to narrow the 15-foot sidewalks to 10 feet. However, narrowing each sidewalk by only three feet rather than by five feet would accomplish the desired purpose and would leave more room for the planting of street trees, as recommended in the "Bernal Heights Improvement Program" published by the Department of City Planning in 1968. The street tree planting, Mr. Steele stated, could then be done in conjunction with the sidewalk narrowing work.

Mr. Jacobs then stated that it was his recommendation that the Director of Planning be authorized to report that the change in sidewalk widths from 15 to 12 feet on Precita Avenue between Mission and Coso Avenue is in conformity with the Master Plan, and that it is further recommended that street trees be planted in conjunction with the sidewalk narrowing. Commissioner Mellon moved, and Commissioner Porter seconded the motion, to adopt the staff recommendation. The vote of the Commission was 7-0 in favor of the motion.

R70.76 - Fifteenth Street, north side between Folsom and Harrison Streets, establishment of sidewalk width at 15 feet

Mr. Steel reported that the warehouse building at 1855 Folsom Street is being rehabilitated for use by Far West Laboratory, a federally-sponsored organization doing research on innovative educational materials. The 15th Street frontage, between Folsom and Harrison Streets, does not have an officially established sidewalk width, but the SPUR track now occupying the sidewalk spaces is to be removed and a 15-foot wide sidewalk is proposed. Mr. Steele also stated that the street right-of-way is 64 feet wide and the south sidewalk is 15 feet wide. The resulting 34-foot roadway should be adequate for the type of traffic served, as 15th Street dead ends at Harrison Street.

Mr. Jacobs stated that the staff recommends that the Director of Planning be authorized to report that the establishment of a sidewalk width of 15 feet on the north side of 15th Street between Folsom and Harrison Streets is in conformity with the Master Plan. Commissioner Porter moved, and Commissioner Fleishhacker seconded the motion, to adopt this recommendation. The Commission voted unanimously in favor of the motion.

Report and Recommendation on the Proposed Redevelopment Plan for the Regal Pale Redevelopment Project Area.

Mr. Jacobs introduced Joe Fitzpatrick, Planner III, who made a brief presentation as to what was before the Commission. Mr. Fitzpatrick then explained that

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the subject proposal is before the Commission for the second time, as the preliminary plan was approved by the Commission this last June. Then in some detail Mr. Fitzpatrick described the elements of the Regal Pale Redevelopment Project. The basic number of low- to moderate-income dwelling units is 130, although an option does exist for high-rise construction in the northern portion of the project site. Additionally, one-half acre for play area has been set aside. The height limitation for low-rise buildings would be 40 feet, whereas for any high-rise building it would be 120 feet.

Mr. Jacobs then proceeded to comment generally on the proposed redevelopment project. He said that this project might be described as a vest-pocket redevelopment effort. So far as the Planning staff knows, the Mission Coalition agrees basically with this proposal. In conclusion, Mr. Jacobs stated, the Redevelopment Agency brought this proposal back to the Planning Department a few weeks ago, at which time the staff found a few things to be out of line with the original guidelines as they had been set down. But these things now have been corrected to the general satisfaction of the staff.

Commissioner Porter wished to ask Mr. Jacobs how much money would be required to construct the proposed Regal Pale housing and when such construction might begin. In response, Mr. Jacobs first stated that the money and the time are both dependent upon federal funding sources. Secondly, of course, the Board of Supervisors must indicate formally their willingness to go with this project, even though the Board already has given its informal approval. And third, the Regal Pale project lies within boundaries of the Mission Model Cities area, so that federal funds are available more readily for this kind of project. Mr. Jacobs then stated that his remarks truly had begged the questions posed by Mrs. Porter. All he could say, he said, was that given present conditions and circumstances as outlined above, he would venture that chances are reasonably high for achievement of this redevelopment project.

William Mason, representing the San Francisco Redevelopment Agency, stated that the agency had done this project a little bit differently than it had done others. The big objective in this project, he stated, has been to keep this small Redeveloped Project from growing too large. Along the way, there has been good coordination with public agencies involved, and while the Redevelopment Agency has not yet gone to the federal government for a grant reservation, Mr. Mason wished to assure the Commission that the chances for achievement of this project are reasonably high.

Commissioner Ritchie remarked that after the brewery had left this site, the property had deteriorated badly. He then stated that he thinks that the proposal is a very good one and will offer a fine buffer between residential and industrial uses in this area.

Commissioner Ritchie moved, and Commissioner Mellon seconded the motion, to adopt the draft resolution constituting the Report and Recommendation of the City Planning Commission in accordance with Section 33356 of the Community Redevelopment Law of the United States, in which Report and Recommendation the City Planning Commission has found the proposed redevelopment plan for the Regal Pale Redevelopment Project to be in conformity with the San Francisco Master Plan. The vote of the Commission 7-0 in favor of this motion.

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President Newman then asked Mr. Jacobs if he was prepared to present the last item on his Director's report, which the Commission had agreed to defer until the end of today's calendar. Mr. Jacobs responded that Mr. Steele would present this matter to the Commission. President Newman stated for the benefit of those in the audience that most members of the City Planning Commission had had an opportunity to visit the subject site on a field trip the Commission had taken earlier in the afternoon.

Before beginning his presentation, Mr. Steele distributed photographs from the case folder on Building Application No. 389446. In referring to plans submitted by the subject applicant, Mr. Steele stated that the basic problem concerns windows on the existing building at 726 Vermont Street. These windows, fundamentally, would have no light or air should the permit application as now before the Commission be approved for 728 Vermont Street. The existing building at 726 Vermont is an old, old building, built in 1899. The owner of the vacant lot at 728 Vermont wants to build a three-unit structure, and under the plans presently submitted, the applicant could do so legally. But again, construction of the new structure at 728 Vermont as shown in the submitted plans would fundamentally remove all light and air from the windows at 726 Vermont along the abutting property line.

Mr. Jacobs asked rhetorically what the Commission might do in this case, for the building plans as submitted appear to be completely legal. First of all, he suggested, the role of the Commission is to be one of a mediator. He emphasized that this case does not present any question of a party being right or wrong, and gave as an analogous situation the Knott Hotel project at Powell and Sutter Streets. He went on to say that he firmly believes that this is an issue for the City Planning Commission to consider, and therefore, his first recommendation would be that the City Planning Commission hear on this matter under its power of discretionary review. Commissioner Porter moved, and Commissioner Mellon seconded the motion, to so hear this case. The Commission voted 7-0 in favor of the motion.

Mr. Jacobs proceeded with his statement regarding this case. He said that the staff has no desire to impose its own design ideas on the owner of 728 Vermont. However, one recommendation the staff would like to put forward is to change the location of the light well, as shown on the building plans, from the south side to the north side of the subject site. Mr. Jacobs stated that save total redesign of the proposed three-unit building, that the staff is unable to suggest further modifications. Hopefully the staff recommendation to shift the light well might strike the owners of each parcel as a reasonable solution.

John A. Armstrong, 726 Vermont, informed the Commission that he already has offered to shift around two bedrooms and one kitchen in the existing structure at 726 Vermont.

Michael Tilles, 728 Vermont, told the Commission that he purchased this property and became aware of the concern of Mr. Armstrong and others. Accordingly, he then offered to get another lot at the same price if someone would cover his initial investment at 728 Vermont. Mr. Tilles stated that obviously such a switch had not been made. He then went on to say that the problem with the staff's suggestion, namely, that the light well be switched from the south to the north side of the building, is that it would affect the livability of the owner occupant's bedroom and kitchen areas. These rooms would then get northern, not southern light. Mr. Tilles suggested that perhaps Mr. Armstrong could put light wells in his building to solve the problem of light and air at 726 Vermont. Mr. Tilles concluded his remarks by asking the Commission to approve the plans as submitted under Building Permit Application No. 389446.

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Commissioner Ritchie asked if Mr. Armstrong had considered construction of a light well in his building. Mr. Armstrong responded that he had heard about this five minutes ago, but that his initial reaction is that such a light well would come only at considerable cost. Upon a question from Commissioner Finn as to what would be required if such a light well were constructed, Mr. Armstrong went into great detail as to what changes would be required to accommodate this alteration.

President Newman then inquired of Mr. Tilles if it might not be possible instead to install a skylight to achieve southern exposure. Mr. Tilles responded that he does not want any conflict between himself and the Commission. His feelings first and foremost are that if it is his money that is to be spent, that it should be spent well and in accord with his own wishes. Mr. Tilles then explained his concern over the Commission holding up his building plans.

Mr. Jacobs suggested to the Commission that it hold the matter over for two weeks, so that the staff might meet jointly or separately with the two parties, in order to try and resolve these basic differences. Mr. Jacobs wished to recognize that such a postponement admittedly would cause Mr. Tilles some inconvenience. On the other hand, he wished to point out that if the City Planning Commission today should decide to hear the case, and perhaps in its wisdom turn down the subject Building Permit Application, the appeal procedure Mr. Tilles might wish to take would easily take two weeks. Mr. Tilles responded that he wished to go on record as not being in favor of changing the existing light well, for the kind of investment he is making means that things have to be done in the right way. He then stated his willingness to cooperate with the Commission and staff in anyway to try to resolve the differences.

Commissioner Finn moved, and Commissioner Porter seconded the motion, to hold the matter over for two weeks. The vote of the Commission was 7-0 in favor of this motion.

Hearing no further business, President Newman adjourned the meeting at 3:40 P.M.

Respectfully submitted,

R. Bruce Anderson
Acting Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting Held Thursday, November 5, 1970.

The City Planning Commission met pursuant to notice on Thursday, November 5, 1970, at 1:15 p.m. in the Meeting Room at 100 Larkin Street.

PRESENT: Walter S. Newman, President; James J. Finn, Mortimer Fleishhacker, Thomas J. Mellon, Mrs. Charles B. Porter, John Ritchie, and Hector E. Rueda, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Asst. Director - Implementation (Zoning Administrator); Robert Passmore, Planner V, (Zoning); Daniel Sullivan, Planner III, (Zoning); Dennis Ryan, Planner III, Urban Design; Trixie Ryan, Planner II; Patricia Peterson, Planner II, (Zoning); Joan Lamphier, Planner II; Alan Lubliner, Planner I; and Lynn E. Pio, Secretary.

Donald Canter represented the San Francisco Examiner; Steve Zousmer represented the San Francisco Chronicle.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, distributed copies of the first issue of ACCESS, a newsletter for common information, which will be published by the staff of the department of City Planning on a regular basis and distributed to various City Departments. The purpose of the newsletter will be to promote communication to enable the co-ordination necessary to achieve an information system which will be of benefit to all of the participants in the effort.

The Director advised the Commission that a meeting of the Chinatown Citizens Advisory Committee will be held next Monday evening at 7:30 P.M. in the offices of the San Francisco Federal Savings and Loan Association at 1042 Grant Avenue.

The Director informed the Commission that he will participate in a National Conference on Environmental Law which is being sponsored by the Hastings Law School this weekend.

The Director reminded the Commission that President Newman had previously requested that any comments which individual members of the Commission might wish to make regarding Urban Design Report No. 3 be submitted within a 30-day period which will end next Thursday.

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DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 389446 for proposed 3-family dwelling on Vermont Street, west line, between 19th and 20th Streets. (UNDER ADVISEMENT from meeting of October 18, 1970)

Robert Passmore, Planner V - Zoning, reported on this matter as follows:

"On October 18th, the Commission reviewed under its discretionary powers a proposal to construct a new apartment house on a vacant lot to the south of a single-family dwelling, 726 Vermont Street. This review was in response to a request by the owner of 726 Vermont Street to seek modifications in the proposed apartment house plans so that certain property line windows on the south face of 726 Vermont Street will not have to be closed. On October 18th staff explained that 726 Vermont Street was built prior to the existence of Building Code, but that the windows in question were now illegal and could be required by the Bureau of Building Inspection to be closed. However, staff also noted that the closing of the windows would downgrade the amenities of this single-family house, and that, if means to keep the windows were available, an attempt to do so was justified. The placing of the proposed apartment house light well adjacent to the central window on the south wall of 726 Vermont was discussed, which could be accomplished by "flipping" the proposed floor plan, but the owner of the subject vacant lot opposed this proposal on the grounds that rooms in the principal dwelling unit, located on the top floor, would get less desirable light in the kitchen. The Commission took the matter under advisement, and requested staff to meet again with both of the involved parties to see if a solution could be found.

"Staff has met with both parties, including a meeting in Mr. Armstrong's home.

"The owner of the vacant lot, and his architect and builder, have pointed out that in addition to the natural light problem already mentioned to the Commission involved in "flipping" the building plan such a solution due to site grade problems would require more expensive structural members and would raise the cost of the building by \$3000 to \$4000. In connection with the light problem the lower dwelling to the south of the vacant lot which the apartment house light well would overlook appear to be a relatively well-maintained structure that will remain for quite some years to come. A completely new plan and room arrangement might remedy this problem, but the owner has not indicated any willingness to have a new plan prepared. In summary the owner of the vacant lot believes that since he will comply with all Code regulations he should not be responsible for the problems involved in correcting the lot line deficiencies of 726 Vermont Street.

Upon a detailed site inspection by staff it was determined that in addition to the lot line windows the owner of 726 Vermont Street will also have to remove or modify a roof cave and chimney that project onto

the vacant lot. The loss of windows on the south side of the house will make a number of rooms darker than now but the practical relocation of windows in all but two cases will retain the legal occupancy of the individual rooms involved. In the case of the center and front bedrooms on the second floor the removal of the windows would make occupancy of these rooms illegal. Possible solutions involve the construction of a clearstory window over these rooms or the elimination of one bedroom and the creation of a light well. Aid to the owner of 726 Vermont Street by the builder of the proposed apartment house in procuring necessary substitute windows and other building materials at the builders' discount and arranging that alterations to 726 Vermont Street made necessary because of the proposed apartment house be done by the work crew involved with the apartment building could help soften the economic problem now facing the owner of 726 Vermont Street."

During the course of Mr. Passmore's presentation, Commissioner Finn arrived in the meeting room and assumed his seat at the Commission Table.

The Director remarked that the parties involved had not been able to reach an agreement in spite of the efforts which had been made by the staff of the Department of City Planning. He noted that the owner of the vacant property has every legal right to build a blank building wall along his north property line; and he indicated that he did not believe that the effect of the proposed apartment building would have a sufficiently adverse effect on the neighborhood to warrant disapproval of the subject building permit application. Therefore, he recommended that the application be approved.

President Newman stated that he had received a letter from John A. Armstrong, owner of property at 726 Vermont Street, stating that while he was opposed to the proposed building, he would "rather not be left in the dark".

Mr. Armstrong, who was present in the audience, stated that the house which he owns is seventy-one years old; and he noted that the house had been perfectly legal for 67½ years of its existence. He stated that he had not been able to afford to purchase the adjacent vacant lot in 1967 when it was available; and he stated that his financial situation had not changed. Whereas the first person who had owned the vacant lot had agreed to construct a building at a distance of 4 feet from the side property line, the present owner of the property intended to construct an apartment building on the property line which would take away the light from occupied bedrooms in his house. Certain solutions to the problem had been discussed; however, in each case, he would be expected to bear the cost of the plan changes or

structural changes which would be required. He informed the Commission that he could not afford such expenses.

Commissioner Porter, remarking that the developer had obviously been absolutely unwilling to compromise, moved that the building permit application be disapproved. The motion was seconded by Commissioner Ritchie.

Commissioner Rueda stated that he felt that it would be reasonable for Mr. Armstrong to pay a portion of the cost which would be incurred for changes in the original plans. Commissioner Porter agreed.

A representative of Mr. Tilles, owner of the subject lot, informed the Commission that revision of the plans would cost approximately \$500.

After further discussion, the Commission decided to defer further discussion of this matter pending Mr. Tilles' arrival in the meeting room.

REVIEW OF BUILDING PLANS FOR TWO HOUSES IN MIRA GLEN PLANNED UNIT DEVELOPMENT

Robert Passmore, Planner V (Zoning), stated that the Commission's original authorization for the planned unit development known as Mira Glen had required that final building plans for individual houses in the subdivision be brought before the Commission for review. He stated that plans had been received for two new houses to be constructed within the subdivision; and, since the proposed buildings seemed to fit into the total concept of the planned development authorization he recommended that they be approved.

President Newman asked about the amount of floor area which would be available in the proposed houses. The applicants' representative replied that each of the houses would contain approximately 1900 square feet of living space.

After further discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Finn, and carried unanimously that the plans for the two houses be approved as submitted.

REVIEW OF MINOR PLAN CHANGES FOR PRINCESS HOTEL ON NOB HILL

Robert Passmore, Planner V (Zoning), stated that the architects had proposed to enclose with glass a stairway which had been shown as an outdoor stairway on the original plans. Because of the enclosure, the staff of the Department of City Planning had considered the stairway to be a technical expansion of the building; and, as a result, they had brought the plan change before the Commission for review.

Enclosed for the Bureau are two copies of a letterhead memorandum (LHM) dated and captioned as above. The LHM is being furnished to you for your information and for your review and comment.

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The Director recommended that the plan change be approved.

Mr. Wiley, representing the firm of John Carl Warnecke & Associates, Architects for the applicant, stated that the enclosed stairway would provide a means of going from the lobby of the hotel to the dining room without going out of doors.

After further discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Porter and carried unanimously that the plan change be approved.

CURRENT MATTERS CONTINUED

The Director orally presented the following report to the members of the Commission:

"On September 24, 1970, the Planning Commission received a letter from Everett P. Brandon, President of PACT, Inc. representing the newly organized Divisadero Street Area Association requesting that the Commission use its discretionary review powers to guide and regulate new open space automotive oriented uses along that portion of Divisadero Street within the Divisadero Street Area Association's area of interest.

"This request has resulted from recent construction of automobile service stations which, although in conformity with the minimum Planning Code requirements for C-2 zoned Divisadero Street, are basically counter to the Association's hopes to revitalize Divisadero Street as a business street. Inappropriate billboards and other signs have had further negative impact.

"Staff of the Department of City Planning have met with the Divisadero Street Area Association and PACT, the economic consultant advising the Association, and at their request have prepared and reviewed with them urban design concepts that would aid in the upgrading of the visual and business environment of Divisadero Street sought by the Association. These concepts go considerably beyond the controls available under the present zoning ordinance to guide the growth and development of this street. Additional design guidelines will be prepared by the staff during the coming months.

"The decline of Divisadero Street as a shopping street due to new automobile service stations and other open automotive oriented land uses adversely affecting the pedestrian continuity

The following information was obtained from the file:

H. W. Miller, representing the firm of H. W. Miller & Associates, Architects, for the applicant, advised that the applicant would provide a plan of the building from the time of the filing of the application without charge of cost.

A plan of the building was submitted to the Commission for its consideration. The Commission has advised that the plan is acceptable.

COMMISSION'S DECISION

The Commission hereby recommends the following report to the Board of the Commission:

"The Commission on 24, 1970, the following information was received from H. W. Miller, representing the firm of H. W. Miller & Associates, Architects, for the applicant, advised that the applicant would provide a plan of the building from the time of the filing of the application without charge of cost. The Commission has advised that the plan is acceptable.

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of commercial properties on this street has been very real. There is a real threat that this type of construction, and consequent decline, will continue even with the opposition of interested merchants in this area unless protection and new guidance is given the community through such procedures as the discretionary review power of the Planning Commission, or, if needed, perhaps eventually more specific legislation to guide the development of this street.

"I recommend the adoption of a resolution by the Commission declaring its policy to use its discretionary review powers on all new permits for open space, automobile oriented and drive-in type uses in the C-2 district along Divisadero Street from Sacramento Street to Haight Street. Such review would be guided by the preliminary design plans prepared to date by the Department of City Planning, supplemented by additional design guidelines prepared during the coming months. A draft resolution to this effect has been prepared for your convenience.

"In addition, if this policy is adopted by the Commission, I request the cooperation of the Divisadero Street Area Association and PACT in notifying property owners and tenants of the affected properties of this policy. Early contact between Department of City Planning Staff and potential developers will be required to make this review process successful."

Henry Cox, representing PACT, stated that he had recently taken a count of automotive open-space uses along Divisadero and had found that a 12 block strip along the street presently contains 12 service stations; and, in one particular block, almost the entire frontage had been taken up by open service station uses. While his organization was optimistic about the future potential of Divisadero Street, it was felt that the street could not absorb any more open automotive uses; and, for that reason, he felt that it was time for both the Commission and interested merchants from the area to exercise every device at their disposal to discourage construction of additional automobile orientated open-space uses along the street in the future.

President Newman, noting that Mr. Cox had remarked that he was optimistic about future development of the street, asked him how he felt the street should be developed. Mr. Cox replied that more than 60% of the 170 businesses along Divisadero Street are owned by minority people; and he felt that the street could develop into an attractive shopping center for the adjacent community and for other parts of the city. He stated that his organization is in the process of going to each of the businessmen along the street to suggest ways in which the appearance of their operations can be improved.

Commissioner Fleishhacker asked if all of the property owners along Divisadero Street would be notified of the Commission's intent to conduct discretionary reviews of all permits for all open automotive uses along the street if the draft resolution were to be adopted. The Director replied in the affirmative and indicated that the major oil companies also would be notified of the Commission's action.

Commissioner Ritchie asked if adoption of the draft resolution would effect any of the automobile-orientated open uses along Divisadero which had already been approved by the Commission. The Director replied in the negative.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Finn, and carried unanimously that the draft resolution be adopted as City Planning Resolution No. 6646.

DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 389446 (Continued)

President Newman noted that it had been previously been moved and seconded that the subject building permit application be disapproved. Subsequently, the Commission had deferred further discussion of the matter pending the arrival of Mr. Tilles, owner of the subject property.

Mr. Tilles asked for an explanation of the grounds on which the motion had been made for disapproval of his application. Commissioner Porter stated that she had made the motion for disapproval on the application. While the proposed building would be perfectly legal, it would ruin an adjacent parcel of property which would eventually become a neighborhood slum; and, since the staff of the Department of City Planning had reported that Mr. Tilles had been absolutely unwilling to compromise, she had moved that the application be disapproved. She remarked that people do not live alone; and she felt that they must have some concern for the neighborhood in which they live.

Mr. Tilles stated that he had not been absolutely unwilling to compromise; and, in fact, he had offered to lengthen the proposed building so that light-wells could be obtained for the modification. However, the adjacent property owner had indicated that he would be unwilling to share in the expense which would be necessary to "flip" the proposed floor plan; and he was not willing to bare the 5 or 6,000 dollar cost of the solution alone, especially since it would cost the adjacent property owner only \$2,000 to install proper skylights which would solve his problem.

The Director felt that the position being taken by the members of the Commission was that they would have designed the proposed building differently in the beginning in order to avoid the problem now under discussion if they had owned the property in question.

President Newman advised Mr. Tilles that he could appeal the decision of the City Planning Commission to the Board of Permit Appeals. Mr. Tilles replied that the idea of going before another public body to ask that the Commission ruling be overturned did not appeal to him; however, he did not feel that it would be proper for the Commission to ask him to modify the plans for his building to satisfy his neighbor rather than himself.

The following is a list of the names of the persons who were members of the committee during the year 1940-1941.

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Commissioner Finn stated that the Commission did not wish to ask Mr. Tilles to construct a building for the benefit of his neighbor; rather, it wished to take him to task for not considering the surrounding environment when preparing the plans with a view towards not harming his neighbors. While he agreed that Mr. Tilles had a perfectly legal right to construct the building as proposed, he intended to support the motion on the floor for disapproval of the application.

The Director, noting that Mr. Tilles had indicated a willingness to redesign the building to provide light courts opposite the windows of the adjacent property if a variance could be obtained to permit such revision of the plans, advised the Commission that he could not make any commitment regarding such a variance since such decisions are made independently by the Zoning Administrator; however, if the Commission so desired, it could defer action on the matter presently under consideration to enable Mr. Tilles to file a variance application and to obtain an opinion on it.

Mr. Tilles stated that he would be willing to proceed in that manner if it were understood that Mr. Armstrong would be willing to pay for the complete cost of having the plans redrawn. Mr. Armstrong stated that he would be willing to pay for only one-half of the cost of having the plans redrawn.

In response to a question raised by President Newman, Mr. Tilles stated that it would cost between \$350 and \$400 to have the plans redrawn.

Commissioner Porter asked how large a variance would be required if the lightwells were to be provided. Mr. Tilles replied that the proposed building would then encroach approximately 8 feet into the required rear yard area.

After further discussion, the previous motion and second were withdrawn. It was then moved by Commissioner Fleishhacker seconded by Commissioner Ritchie, and carried unanimously that this matter be continued under advisement until the meeting of November 12, 1970, in order to enable Mr. Tilles and Mr. Armstrong to see whether an agreement could be reached on the proposed procedure.

At 2:15 P.M. President Newman announced that the meeting was recessed. Members of the Commission then proceeded to Room 282, City Hall, and reconvened for hearing of the remainder of the agenda.

Commissioner Mellon joined the Commission at this point; Commissioner Finn was temporarily absent from the meeting room.

2:25 P.M., Room 282, City Hall - Zoning Hearing

- ZM70.24 - Le Conte Avenue, northeast line, 225 feet southeast of Jennings Street on R-1 to an R-2 district (Under Advisement from Meeting of October 1, 1970)
- CU70.71 - Le Conte Avenue, northeast line, 225 feet southeast of Jennings Street. Request for construction of 90-bed long term rehabilitation hospital to be constructed as an expansion of the Monte Vista Hospital. (Under advisement from Meeting of October 1, 1970)
- R70.51 - Sale of Property, portion of Lot 39, Block 4991, at Le Conte Avenue at Key Avenue extension. (Under advisement from meeting of October 1, 1970)

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), stated that he had received written requests from Richard A. Bancroft, Attorney for the applicant, and from Harold B. Brooks, Jr., Chairman of the San Francisco Bay View Hunters Point Model Agency, requesting that further consideration of these matters be postponed until the meeting of January 7, 1971. He recommended that the requests for postponement be approved.

After discussion, it was moved by Commissioner Fleishhacker, seconded by Commissioner Mellon, and carried unanimously that further consideration of these matters be continued under advisement until the meeting of January 7, 1971.

- CU70.84 - 24th Street, south line, between Hampshire Street and Potrero Avenue. Request for modification of a prior stipulation established by Resolution No. 3927 to allow an automobile driveway on Hampshire Street as part of the reconstruction of an existing Safeway Store; in a C-2 District. (Under advisement from the meeting of October 1, 1970)

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), stated that he had received a letter from Pete J. Davidson of the Realty Department of Safeway Stores, Inc. advising that the location of the proposed Safeway Store on the subject site had been changed, thereby eliminating the need for a driveway onto Hampshire Street; and, as a result, his firm wished to withdraw the application without prejudice.

After discussion, it was moved by Commissioner Rueda, seconded by Commissioner Porter, and carried unanimously that Resolution No. 6647 be adopted and that the request for withdrawal of the application be approved without prejudice to the applicant.

- CU70.88 - 150 Parker Avenue, east line, 350 feet north of Geary Boulevard. Request for a Child Care Center - Kindergarden for 15 children; in an R-3 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps of the subject property. He stated that the property is presently used as a nursery school with 25 children in both a morning and an afternoon session; and the applicant had requested permission to use the building at the front of the lot for a kindergarden for 12 to 15 children who would be on the premises from 9:00 a.m. to 1:00 p.m. He stated that the site contains approximately 5,300 sq. ft. of lot area including approximately 2,800 sq. ft. which is available for play area.

At this point in the proceedings, Commissioner Finn arrived in the meeting room and assumed his seat at the Commission table.

Betty Hartog, President of the One-Fifty Parker Street School, stated that the nursery school had been operated in the building on the rear portion of the lot for more than 18 years. Originally, the building on the front of the lot had been rented for residential use; however, the building was not really suitable for family living. Since it would have been uneconomic to allow the building to remain vacant, the decision had been made to request permission to use it for a kindergarden. Mrs. Hartog stated that she felt that the school and its teachers have a great deal to offer to children during their formative years; and they hoped that the subject application would be approved.

Commissioner Mellon asked if the front building is presently used as a dwelling. Mrs. Hartog replied in the negative, indicating that it is already in use as a kindergarden. While the application had indicated that the kindergarden would accommodate from 12 to 15 children, she felt that the school would probably accept only 12 children.

President Newman asked if the school had any plans for reconstructing the buildings on the site. Mrs. Hartog replied in the negative.

Commissioner Mellon asked if the school does comply with state requirements. Mrs. Hartog replied in the affirmative, stating that the school is fully licensed. She remarked, however, that the outside play area could not be used simultaneously by the kindergarden children and the nursery children; and, therefore, the outdoor play activities would be scheduled on a staggered basis.

Carol Hargrave, a member of the faculty of the University of California School of Nursing, stated that her school attempts to give its students a chance to observe normal healthy children; and they had found one of the most effective ways of achieving that objective was to place their students in nursery schools. The school at One-Fifty Parker Street was regarded as a model school in terms of its equipment, staffing and techniques; and it is one of the schools in which nursing students are placed for purposes of observation.

David Whittall, father of a student attending the 150 Parker Street School, spoke highly of the institution.

George Williams, stated that he is the parent of a child attending the nursery school run by the applicant; and he hoped that his two younger children would be able to attend the school, also. Therefore, he was anxious that the subject application be approved so that the school would be able to handle children of kindergarden age, also. After being asked by President Newman if he resides in the subject neighborhood, Mr. Williams replied in the negative.

David Zellerbach stated that his son attends the nursery school at the present time; and he hoped that his child would be able to attend kindergarden at the same school because of the fine program offered. In conclusion, he informed the Commission that his wife participates in a car pool which had been organized to transport children to and from the school.

In response to a request by Mrs. Hartog, a number of people present in the audience raised their hands to indicate their support of the subject application.

A.C. Ritter, 163 Parker Avenue, requested the Secretary to read a petition which had been submitted by residents of the neighborhood in opposition to the subject application. The petition read as follow:

"We, the undersigned, neighbors and home owners in the proximity of the 150 Parker Avenue Nursery School, protest the granting of the Permit for a 15-children Kindergarden class at that address.

"When this same school first opened, no one protested because it was on a small scale with only a morning session. This school has since been sold, and under the new owners there are now two sessions - morning and afternoon. This creates a heavy saturation of traffic during peak hours, in what was a very quiet neighborhood. This goes on four times a day and has become not only dangerous, but intolerable.

"In the area are many small children and a liberal amount of oldsters. Because of the indifference of the parents going to 150 Parker Avenue our street has now become dangerous. Cars are parked in driveways forcing people to walk out into traffic in order to pass and making it impossible to get into or out of garages.

"Every day cars are double and triple parked, with no one in attendance, while the parents "visit" on or near the school premises. This creates a traffic snarl the length of Parker Avenue. Many of us have tried to reason with some of these parents to no avail.

"The cars of some of the teachers are parked all day, overlapping narrow driveways. Several times some of us have seen the teachers reserve parking spaces for their own use...by placing objects to save a space.

"A Passenger Zone has been provided in front of the premises of the Nursery School, thereby eliminating further the very limited parking available. On numerous occasions this zone was being used exclusively for the private parking of the school. On other days, this zone is vacant all day - completely ignored for the purpose for which it was intended.

"There have been many "near" accidents on Parker Avenue when the children from the Nursery School run across the street. To allow 15 more children will only compound a bad situation.

"We protest most vigorously and vehemently the enlargement of the school. The school has become a very undesirable nuisance to our neighborhood."

"The building in front of the property which was used as the owner's residence has now become the Kindergarden, and opened classes in September without a hearing."

Commissioner Porter asked Mr. Ritter if he would still be opposed to the subject application if effective car pools could be established to overcome the traffic problem. Mr. Ritter replied that the nursery school had not been a nuisance when it was a small-scale operation; however, the situation had become impossible since the school had been acquired by the new owners. He felt that such a commercial use should not be allowed to expand in a residential neighborhood.

Commissioner Porter, noting that some of the parents who had spoken do not live in the subject neighborhood, asked for an indication of where the children attending the school do reside. Mrs. Hartog replied that children come to the school from Jordan Park, Pacific Heights, Presidio Heights and other neighborhoods in the northwest section of the City.

President Newman asked how many children were presently enrolled in the school's kindergarden. Mrs. Hartog replied that 9 children are presently attending kindergarden at the school.

Commissioner Rueda asked if the school contemplated extension of the operating hours of the kindergarden beyond the hours of 9:00 a.m. to 1:00 p.m. as specified in the application. Mrs. Hartog replied in the negative.

Commissioner Porter asked if the school had made any effort to resolve the traffic and parking problems which were of concern to other residents of the neighborhood. Mrs. Hartog replied that the school had requested the Police Department to paint the curb in front of the property white; and she indicated that she would be willing to request that the white zone be lettered to be in effect only during the hours of operation of the school. She had only recently learned of the neighborhood objection to the traffic situation; however, after becoming aware of the problem, she had requested the parents to approach from Geary Boulevard heading north. She had also telephoned the Police Department to request that the white zone in front of the school be enforced. She advised the Commission that teachers now meet the students at the curb so that the parents do not have to get out of their automobiles; and she indicated that she would be more than willing to cooperate in any way to resolve problems of concern to residents of the neighborhood.

George Rash, 143 Parker Avenue, noted that Parker Avenue carries a great deal of traffic because it is the first street west of Masonic which is not interrupted by Lone Mountain and the University of San Francisco. He stated that parents bringing their children to the school are usually in a hurry; and, on numerous occasions, they have double-parked in the street, pulled into private driveways, blocked traffic unnecessarily, and been inconsiderate in many other ways. He stated that parking is a problem on Parker Avenue because of the proximity of the Geary Boulevard shopping District; and residents of the neighborhood regreted the loss of free parking spaces in front of the school which have been turned into a white zone which is apparently used by faculty members of the school for parking during the day. While he did not deny the need for day schools and kindergardens, he did question whether the subject property is an appropriate location for such a use. In conclusion, he stated that the manner in which children have been delivered to the school and picked-up has been hazardous to the children as well as a source of aggravation for the neighborhood; however, if the school were willing to take remedial action, he felt that the problem could be overcome.

Commissioner Rueda asked how long the periods of traffic congestion caused by the school last. Mr. Rash replied that all of the parents seem to arrive at one time; and, as a result, the period of traffic congestion lasts only from 15 to 30 minutes at the beginning and end of the school day.

Ann Stake, Director of the 150 Parker Street School, remarked that most of the traffic coming to the school is generated by the nursery which already has legal status. She estimated that only two additional cars would be required to transport children to and from the kindergarden; and, since the kindergarden children would leave the school at 1:00 p.m. when no nursery children are arriving or departing, she did not feel that approval of the kindergarden would bring traffic problems into the neighborhood. Therefore, she did not feel that traffic congestion should be considered to be a valid reason for denying the subject application. She stated that the school had

recently prepared a list of "dos and don'ts" for parents transporting children to and from the site in an attempt to overcome the objections of the neighborhood; and the new procedures seemed to be working beautifully. She also stated that she is the only member of the faculty who is on the premises all day; and she informed the Commission that she parks her automobile approximately three blocks away from the site.

Commissioner Porter inquired about the size of the school's staff. Miss Stake replied that three teachers are present in the morning and four in the afternoon. In addition, two nurses are on the premises on Wednesday and Thursday mornings.

Commissioner Fleishhacker asked Miss Stake if she could guarantee that no more than two automobiles would be used to transport children to and from the kindergarden. Miss Stake replied that only two automobiles are used at the present time to transport the nine children enrolled in the kindergarden. When the enrollment is increased, the number of cars might also be increased to three or four.

Commissioner Porter asked if the Jordan Park Improvement Association had taken a stand regarding the subject application. Mr. Steele replied that the staff of the Department of City Planning had contacted the Jordan Park Improvement Association and had been informed that the Association would not take a stand in favor of or in opposition to the subject application.

Commissioner Mellon suggested that it might be desirable to take the matter under advisement for thirty days in order to see whether a self-regulatory parking system could be worked out by the school which would satisfy residents of the neighborhood. Commissioner Porter remarked that the traffic problem seemed to be generated by the nursery school which is already in operation; and she did not believe that the problem would be compounded significantly by the kindergarden; however, it should be possible for the school to arrange a solution of the problem. Mr. Ritter, noting that the kindergarden is already being operated on the premise, asked how it had been possible for the school to start the kindergarden without proper legal permits.

The Secretary called attention to a letter which had been received from Bernhard and Hildgarde Berliner, 120 Commonwealth Avenue, stating that the proposed kindergarden would be an acceptable use but urging that the problem of parking be given special consideration.

Diana Prior, a resident of Commonwealth Avenue, informed the Commission that she walks her child and two others to and from the school.

Mr. Steele stated that it had been difficult for the staff of the Department of City Planning to prepare a recommendation on the subject application. He noted, however, that most of the opposition which had been raised during the course of the public hearing had been directed towards traffic problems which had been created by the nursery school which is already a legal use; and he noted that the parking and traffic situations seemed to have improved vastly during the past week. Under the circumstances, he recommended that the application be approved subject to six specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. After reading and commenting upon the six conditions, he recommended adoption of the draft resolution.

Mrs. Hartog, noting that condition No. 1 of the draft resolution specified that no more than 25 children should be in attendance at the nursery school, asked if the intent of the Commission was to restrict the nursery school to an attendance of no more than 25 children at any one time. Mr. Steele replied in the affirmative.

Commissioner Ritchie questioned the desirability of allowing the school to be in operation between the hours of 6:00 a.m. and 6:00 p.m. as indicated in Condition No. 3 of the draft resolution. Mrs. Hartog stated that the school is actually in operation only between the hours of 8:00 a.m. and 5:00 p.m. In addition, a Board meeting is held once a month and an open house is held once a year on the premises.

After further discussion, the Commission decided to revise Condition No.3 of the draft resolution to specify that the hours of operation of the school should be from 8:00 a.m. to 5:00 p.m with the understanding that the restriction would apply only to actual operation of the school and not to cleanup activities, etc.

Commissioner Fleishhacker advised residents of the subject neighborhood that authorization for the school could be revoked at anytime if the applicants failed to observe the conditions contained in the resolution under consideration.

After further discussion, it was moved by Commissioner Porter, seconded by Commissioner Mellon, and carried unanimously that the draft resolution, as modified, be adopted as City Planning Resolution No. 6648.

CU70.90-St. Francis Circle, northwest corner of West Portal Avenue and Sloat Boulevard. Request for a utility installation to house Pacific Telephone & Telegraph Company's Directory Assistance Operation; in an R-I-D District.

R. Spencer Steele, Asst. Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property. He stated that the site contains a total of 76,064 square feet, is occupied by a one family dwelling at its northern edge; the remainder of the property is vacant. The Pacific Telephone and Telegraph Company had requested permission to construct a two-story concrete telephone company building on the site which would contain approximately 17,400 square feet of floor area to house the Directory Assistance (Information) Operation of the company. A total of 116 employees would be on the site during peak hours, consisting of 92 operators and 24 management personnel. The building would be located on the northern portion of the lots; and open parking would be provided on the southern portion of the site.

Henry Morris, representing the Pacific Telephone and Telegraph Company, stated that information services are presently housed in several buildings throughout the city. Since the Telephone Company does not have the capability of shifting loads from one facility to another, delays have resulted when one of the information offices is overloaded in spite of the fact that other offices may not be busy at the same time. The telephone company thus proposed to construct three new information offices to be located on the subject site, in Colma and in San Bruno; and equipment would be installed to distribute incoming calls among the three facilities. He stated that an average of 178,500 calls a day come into the telephone company information offices at the present time; and he estimated that the volume of such calls would continue to increase in the future.

Mr. Morris displayed photographs of the subject property in its present state and with the proposed building superimposed. He also displayed a model of the proposed building superimposed, emphasizing that the building would not be obtrusive. He also advised the Commission that greenery would be installed in the middle of the parking lot and around the periphery of the lot in order to retain the natural feeling of the area. In conclusion, he stated that two meetings had been held with residents of the subject neighborhood to discuss the proposal.

Commissioner Mellon inquired about the rate of increase of information calls over the past decade. Mr. Morris replied that the number of information calls had increased from 119,800 in 1964 to 126,000 in 1965 and 178,500 at the present time.

Commissioner Fleishhacker asked if the buildings housing the various information centers distributed throughout the city would be abandoned or used for another purpose when the information services have been consolidated into the three new buildings. Mr. Morris replied that all of the buildings would remain in operation as central offices.

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Commissioner Porter asked if the Pacific Telephone and Telegraph Company actually intended to plant full grown trees on the site as depicted on the model. Mr. Morris replied in the affirmative and indicated that smaller trees would be planted on certain portions of the site as requested by the residents of Ardenwood Way.

President Newman asked if the proposed building would serve San Francisco exclusively. Mr. Morris replied in the affirmative.

Commissioner Ritchie asked if the applicants had discussed the proposed project with the Christian Science Benevolent Association. Mr. Morris replied in the affirmative and stated that the Association had indicated its support of the proposal. The proposal had also been discussed with the West of Twin Peaks Central Council and with the manager of the St. Francis Homes Association.

Leon Kalimos, 1 Ardenwood Way, stated that the Pacific Telephone and Telegraph Company had cooperated fully with residents of the neighborhood and that he and his neighbors wholeheartedly approved of the proposed building.

William Peden, 460 West Portal, stated that the proposed building would abut his property; however, he had been assured that there would be adequate space between the two buildings. He also remarked that many problems had developed in the canyon behind his house during the past 2 years; and he was pleased with the assurance which had been given by the Telephone Company that the site would be adequately illuminated in order to improve security in the neighborhood. He stated that other proposals had been made for use of the subject site; and, since the proposal presently under consideration seemed to be the best of the lot, he hoped that it would be approved by the Commission.

John Craig, Secretary of the St. Francis Home Association, stated that the Board of Directors of his Association had not yet taken action regarding the subject application; however, he had distributed a memorandum on the subject to each member of the Board for their consideration during their meeting next Tuesday evening. In spite of the fact that no formal action had yet been taken by his Association, the members of the Board of Directors were familiar with the proposal; and they felt that approval of the application should be made subject to 4 specific conditions. Those conditions were as follows:

1. The project should be constructed on the basis of the model on display in the meeting room.

2. The proposed building should not exceed a height of 2 stories above the elevation of West Portal Avenue and should contain no provision for subsequent expansion in height.

3. Adequate provision should be made for necessary retaining walls and adequate drainage along the westerly property line of the subject property in order to provide adequate protection for the residential properties along Ardenwood Way.

4. Adequate landscaping should be installed and maintained and the entire project should be illuminated at night.

Mr. Craig also recommended that the Telephone Company seek City permission to landscape and maintain the City property adjoining the waiting station to the south of the subject property and that consideration be given to the improvement of the waiting station itself by the installation of windows in the three blind walls. Mr. Craig stated that undesirable activities had taken place in the vicinity of the waiting station; and he felt that installation of unbreakable glass windows in the waiting station and adequate illumination of the area would help to protect the general public as well as employees of the Pacific Telephone and Telegraph Company who may rely on public transportation.

Oscar Fisher, representing the West of Twin Peaks Central Council, stated that it was his understanding that the highest point of the proposed building would not exceed the height of existing buildings on West Portal Avenue; and he felt that the height of the existing buildings should be taken as a benchmark rather than the two story height above West Portal Avenue that had been recommended by Mr. Craig. He stated that he had originally suggested installation of glass in the waiting station and illumination of that area; and he hoped that those objectives could be achieved. He also understood that the Telephone Company intended to have security people on the grounds at night; and he suggested that a small office for the security officers should be constructed on the south end of the subject property within sight of the waiting station. In conclusion, he stated that he was aware that 18 or 19 dwelling units could be constructed on the subject site or that the property could be used for a fire station, a police station, a health center, or other public use. However, he felt that the use proposed by the Telephone Company would be the most desirable; and, therefore, he hoped that the subject application would be approved.

Commissioner Porter asked if the waiting station is located on the subject site or on City-owned property. Mr. Fisher replied that the waiting station is located on property which is owned by the City and County of San Francisco. Therefore, if the Pacific Telephone and Telegraph Company were to landscape the property, "hold-harmless" papers would have to be filed with the City. In any case, he hoped that the City and the Telephone Company would be willing to cooperate in an effort to improve the attractiveness and safety of the waiting station.

The Secretary called attention to letters which had been received from Rudolph Eichenbaum, 106 Dear Hollow Road, San Anselmo, California, and from Douglas G. Lynn, 2 Lagunitas Drive, San Francisco, in support of the subject application. Mr. Eichenbaum requested, however, that the Commission stipulate that the property should not be used for truck operations.

Allan Kuperstein, 33 Ardenwood Way, stated that he had been advised by Mr. Steele that the City Planning Commission could approve the subject application only if it were clear that it would not be feasible for the Telephone Company to use any other site for the proposed operation; and, since he understood that the installation could be located on another site if such a site were available to the Telephone Company, he wondered if the City Planning Commission would be precluded from approving the subject application. Mr. Steele stated that the staff of the Department of City Planning had requested an opinion from the City Attorney on that question, but had not yet received a reply.

Mr. Kuperstein then suggested that the Commission should either postpone its decision on the application until an opinion had been received from the City Attorney or that it should disapprove the application during the present meetings. He stated that when he had purchased his property, his realtor had assured him that the subject property, which is zoned R-L-D, could not be used for commercial purposes; and now that realtor, who is also a member of the Board of Supervisors, was involved in the sale of the subject property to Pacific Telephone and Telegraph Company. He stated that he had been informed by Mr. Morris that the Telephone Company would not construct a retaining wall between the subject property and the homes on Ardenwood Way; and, as a result of his previous experiences during the rainy season, he was convinced that the proposed building and the parking lot would end up in the back yards of properties along Ardenwood Way unless a retaining wall was installed. Furthermore, if the subject application were to be approved, he hoped that he could first obtain a statement in writing from the Telephone Company guaranteeing that the proposed project would not decrease the value of adjacent properties.

Mr. Steele stated that the subject site represents one of the few remaining large open sites in the western portion of the City; and, as a result, he felt that any use proposed should be given careful consideration. He also remarked that changes in transportation routes and street patterns in the vicinity of the subject site are being contemplated; and those changes, which are not yet known, could influence future use of the subject site. He also advised the Commission that the staff of the Department of City Planning is in the process of studying certain needs of the city which might be more important for the subject site and for the overall public good than the facility being proposed by the Pacific Telephone and Telegraph Company. For those reasons, and in order to provide time for the receipt of an opinion from the City Attorney on the question raised by Mr. Kuperstein, he recommended that the subject application be taken under advisement until the meeting of December 3.

Mr. Morris advised the Commission that Mr. Kuperstein resides in Oakland and not in San Francisco. While Mr. Kuperstein had contended that the Telephone Company had refused to install a retaining wall along the westerly property line of the subject site, he emphasized that the law requires that proper drainage be provided; and he assured the Commission that the Telephone Company would do anything necessary to meet its obligation in that regard. While the Telephone Company would be willing to accept the suggestions and conditions which had been recommended, Mr. Craig and Mr. Fisher did not feel that Mr. Kuperstein's request for a written guarantee from the Telephone Company that the proposed project would not decrease the value of adjacent residential properties should be dignified with an answer. He urged that the application be approved by the Commission during the course of the present hearing.

Commissioner Ritchie asked if the proposed facility would be owned permanently by the Telephone Company. Mr. Morris replied in the affirmative and indicated that his firm had no intention of sharing ownership of the site.

Commissioner Ritchie then remarked that the height of the proposed building as shown on the model seemed to be higher than the adjacent residential buildings; and he inquired about the actual height proposed for the building relative to other buildings in the area. Mr. Morris assured the Commission that the height of the proposed building would be in conformity with the height of adjacent buildings; however, if the Commission so desired, he would be willing to stipulate that the proposed building would not exceed a height of approximately thirty-feet above West Portal Avenue.

Commissioner Ritchie then inquired about the height of the mechanical penthouses to be located on the top of the proposed building. Mr. Hartack, architect for the applicant, stated that the mechanical penthouses would be approximately $1\frac{1}{2}$ feet higher than the adjacent building.

Commissioner Ritchie next inquired about the approximate cost of the proposed facility. Mr. Morris stated that the proposed building and the equipment which it would house would cost approximately \$3,110,000.

Ritchie

Commissioner/asked how much of the proposed expenditure would be used for landscaping. Mr. Morris stated that he did not have those figures at hand, but would try to find the figures for Commissioner Ritchie.

Finally Commissioner Ritchie asked if the proposed building would be designed in such a way that it could be expanded in the future. Mr. Morris replied in the negative.

. After further discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Finn, and carried unanimously that the application be taken under advisement until the meeting of December 3, 1970.

The following information was obtained from a review of the records of the [redacted] and is being furnished to you for your information. It is to be understood that this information is being furnished to you in confidence and is not to be distributed outside of your office without the express approval of the [redacted].

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At this point in the proceedings, Commissioner Finn absented himself temporarily from the meeting room.

CU70.91 - 1772 Vallejo Street, north line, 67.5 feet east of Gough Street.
Request for professional offices for attorneys within an existing building; in an R-4 District.

Rubin Glickman, representing the applicant, stated that the parking plan for the subject property had not yet been completed; and, since the applicant wished to introduce consideration of the subject application with all plans for the project complete, he requested that hearing of the application be postponed for one month.

Mr. Steele recommended that the request for postponement be approved.

After discussion it was moved by Commissioner Rueda, seconded by Commissioner Ritchie, and carried unanimously that consideration of the subject application be postponed until the Meeting of December 3, 1970.

At this point in the proceedings, Commissioner Finn returned to the meeting room and assumed his seat at the Commission table.

CU70.92 - 1333 - 9th Avenue, west line, 200 feet south of Irving Street.
Request for use of the ground floor and basement of existing building for an Animal Hospital for small animals; in a C-2 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property. He indicated that the building on the site is presently occupied with a shoe repair shop on the ground floor and with one dwelling unit behind the shop and another dwelling unit on the first floor. The applicant proposed to convert the ground floor and basement of the existing building into a Veterinary hospital for hospitalization and treatment of small animals and to convert the upper floor from one to two dwelling units. If the application were approved, the ground floor of the building would be used for waiting, treatment, surgery, grooming and office space; and the animal ward and runs would be located in the basement.

John E. Vodel, the applicant, stated that he and his wife intended to live in one of the dwelling units on the second floor of the subject building. He indicated that plans for the proposed modification of the existing building had been submitted to the staff of the Department of City Planning; and he emphasized that the animal hospital would be fully soundproofed. He stated that the proposed facility would not be used for the boarding of animals but only for the treatment of sick animals which would be kept in a ventilated and soundproofed room in the basement. In conclusion, he stated that he had contacted some of the adjacent property owners who had advised him that they did not object to the proposed project.

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Thomas Skelly, 1342 - 9th Avenue, expected that the dogs being treated at the proposed animal hospital would howl at night and disturb his daughter who sleeps in the front bedroom across the street from the subject property. He stated that he would be absolutely opposed to the proposed use of the subject site; and he suggested that the animal hospital should be located on the outskirts of the City instead. He also remarked that the building occupying the site does not have a basement.

Mr. Vodel assured Mr. Skelly that the subject building does have a basement; and he emphasized that the building would be so well soundproofed that it would be considerably less noisy than the garage operation next door.

Mr. Steele believed that the subject building could be converted into an animal hospital without detrimental effect on the surrounding neighborhood; and he felt that such a hospital would provide a convenience for owners of pets in the surrounding community. He therefore recommended that the application be approved subject to nine specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. After reviewing and commenting on the nine conditions, he recommended adoption of the draft resolution.

Commissioner Mellon inquired about the method of soundproofing to be used in the building. Harold C. Dow, architect for the applicant, explained the techniques which he intended to use to soundproof the building and indicated that the soundproofing would be comparable to that which is used to separate recording studios where rock & roll music is played.

Mr. Vodel stated that he had no objection to the conditions contained in the draft resolution.

After further discussion it was moved by Commissioner Mellon, seconded by Commissioner Fleishhacker, and carried unanimously that Resolution No. 6649 be adopted and that the subject application be approved subject to the conditions contained in the draft resolution.

CU70.93 - 1338 - 27th Avenue, east line, 225 feet south of Irving Street.
Request for a Day Nursery for 40 children in an R-2 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property. He stated that the property has a 50 foot frontage on 27th Avenue and an area of 6,000 square feet; one parking space is available on the site. The property is presently used as a residential care home for up to six ambulatory patients. The applicants proposed to establish a Day Nursery for 40 preschool children on the first floor of the existing building. The second floor of the building would be reserved for faculty use only. Side and rear yards comprising approximately 3,700 square feet of open space would be available as play areas; however, no off-street parking would be provided on the site.

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Gregory Mull, building designer for the applicant, stated that his clients wished to obtain permission to establish a Day Nursery for 40 preschool children on the first floor of the subject building. The hours of operation of the nursery would be from 7:00 a.m. to 7:00 p.m. He indicated that two members of the staff of the nursery were present in the audience to answer any questions which might be raised by members of the Commission.

Mrs. Paul Landon, the applicant, stated that she operates a Day Care Home at the present time and had never experienced any difficulty with her neighbors. However, should difficulties arise, she was confident that a solution could be reached with the cooperation of the neighbors.

Commissioner Mellon asked about the size of the site on which Mrs. Landon's present nursery is located and how many children are cared for in that facility. Mrs. Landon replied that 8 children are cared for on the site which has dimensions of 25 feet x 100 feet.

Commissioner Mellon remarked that the subject lot is only twice the size of the lot used for a nursery school at the present time; yet, the applicant proposed to care for five times the number of children in the new facility.

President Newman asked if use of the existing facility would be discontinued if the subject application were approved. Mrs. Landon replied in the affirmative.

The Secretary called attention to a petition which had been received in opposition to the subject application. The petition stated that the neighborhood consists of middle aged or older people who owned their own homes or rent them. It emphasized that the district is zoned R-2 and urged that the neighborhood be kept as a residential area. The petition suggested that the proposed use of the subject property would create traffic problems and parking congestion; and it stated that the use would depreciate the value of adjacent properties. Finally, since the law would not permit the children to use the upper floor of the subject building, they would be consigned to the garage and downstairs area of the house; and, even if those areas were remodeled, it was obvious that the building would be totally inadequate for the proposed use.

Commissioner Mellon asked if all the children would arrive at the nursery at one time. Mrs. Landon replied in the negative, indicating that the children would arrive on a staggered basis between 7:00 a.m. and 10:00 a.m. and that they would depart between 4:00 p.m. and 7:00 p.m.

Helen Buckley, 1346 - 27th Avenue, felt that a vast amount of remodeling would have to take place if the subject building were to be made decent for

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the accommodation of 40 children, especially since a furnace and a washing machine are now located in the garage. Furthermore, she believed that the proposed nursery school would create traffic and parking problems in the neighborhood.

Mr. Mull stated that the subject building has one great advantage in that it is detached from adjacent residential buildings. He indicated that the ground floor of the building would be remodeled with adequate toilet facilities etc; and, if the Commission were to require that one hundred square feet of play area be available for each child, the number of children to be cared for in the nursery could be reduced from 40 to 37.

Mrs. Landon stated that she would be satisfied with authorization for 35 children.

Commissioner Ritchie remarked that the Commission had made a field trip to the subject property; and he wondered why the applicants did not intend to use the second floor of the building for the nursery since that space is more attractive than a converted garage would be. Mrs. Landon replied that the second floor could not be used for the care of children because of fire regulations; therefore, the second floor would be used only by the staff.

Commissioner Ritchie asked Mrs. Landon if she intended to live on the premises. Mrs. Landon replied in the negative.

Mr. Mull pointed out that the large rear yard and the two side yards available on the subject site would make it attractive for the use proposed.

Mr. Steele recommended that the subject application be disapproved. He stated that the applicant had not demonstrated a need for the nursery school on the subject site to offset the detrimental effects which he believed would accompany the proposed conversion of the residential property to a nursery school. The detrimental effects which he had in mind were increased traffic activity resulting from the arrival and departure of the children and increased noise due to the outside play area. In conclusion, he noted that the applicants would not provide any offstreet parking for employees or visitors; and, in fact, the proposal would eliminate the one offstreet parking space which presently exists in the building.

After further discussion it was moved by Commissioner Finn, seconded by Commissioner Porter, and carried unanimously that Resolution No. 6650 be adopted and that the subject application be disapproved.

ZM70.32 - 3131 Pierce Street, west line, 82.5 feet south of Lombard Street. R-3 to a C-2 District.

The Commission on the Administration of the Government, created by Executive Order in 1937, was the first of its kind. It was composed of representatives of the various departments and agencies of the Government, and its purpose was to study the organization and administration of the Government and to make recommendations for improvement.

The Commission's report, published in 1938, was a landmark document. It contained a number of recommendations for the reorganization of the Government, including the creation of a new department of the Interior, the consolidation of the various agencies under the Department of the Interior, and the creation of a new department of the Navy.

The Commission's recommendations were largely accepted by the President, and many of them were implemented. The Commission's work was a major step in the process of reorganizing the Government.

The Commission's report also contained a number of recommendations for the improvement of the Government's administration. These included the creation of a new system of civil service, the improvement of the Government's financial management, and the improvement of the Government's public relations.

The Commission's report was a landmark document in the history of the Government. It was the first time that the Government had been reorganized since the founding of the United States.

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R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property. He stated that the property is presently occupied by a two-family dwelling which is vacant; and he indicated that the applicant proposed to raze the building and to use the site in connection with the proposed rebuilding of an adjacent service station which is located on property already zoned C-2.

John Hansen, attorney for the Standard Oil Company, stated that his clients wished to construct a more modern service station facility to replace the 30 year old structure which presently exists on the corner of Pierce and Lombard Streets; however, in order to construct the type of station which they had in mind, it would be necessary to expand the facility onto the subject property. Therefore, they had filed the application requesting that the subject property be reclassified to C-2 so that it would conform with the zoning of the corner parcel of property. In conclusion, he distributed photographs of the existing service station and a rendering of the type of station which the Standard Oil Company proposed to construct on the subject site.

Commissioner Fleishhacker asked if landscaping would be installed on the site. Mr. Steele replied that conditions cannot be established when changes of zone are approved; however, he noted that the corner parcel of property is subject to prior stipulations which specify that the design and character of any commercial improvements to be erected on that property be subject to the approval of the City Planning Commission. That stipulation also prohibited advertising or billboard signs on the property and required that the premises be landscaped.

The Secretary stated that he had received a telephone call from Mrs. Portello, 3132 Pierce Street, objecting to the subject application. She had remarked that Pierce Street already has too much traffic; and she felt that commercial uses should not be permitted to encroach further into the residential neighborhood.

President Newman stated that he had received a telegram from Mr. and Mrs. Edwin B. Pike, 3016 Scott Street, objecting to the proposed commercial intrusion into the adjacent residential area. The telegram also emphasized that the city has a greater need for housing rather than bigger service stations.

Mr. Hansen felt that the new service station being proposed would actually reduce the amount of traffic on Pierce Street because it would provide a second driveway on Lombard Street.

Giovanni Rosati, 3125 Pierce Street, remarked that the agenda for the Commission's hearing had given the address of the subject property as 3130 Pierce Street rather than 3131 Pierce Street. Mr. Steele replied that the legal notices of the hearing which had been mailed to surrounding property owners had given the correct address.

Mr. Rosati stated that he was primarily concerned about obtaining assurance that the proposed remodeling project would not undermine his property which is located immediately adjacent to the subject site. He also hoped that the new station would have an attractive appearance.

Mr. Hansen stated that the Standard Oil Company had agreed to repaint the building owned by Mr. Rosati when the house next door is torn down; and he assured the Commission that the Standard Oil Company would build a retaining wall along the property line if such a wall should prove necessary.

Mr. Steele noted that the subject property abuts C-2 property on its southern and western boundries and that it faces a C-2 zoned lot across Pierce Street. He felt that the classification would be a logical expansion of the adjacent C-2 district; and he noted that it would result in a more uniform zoning boundry. Furthermore, inclusion of the subject lot in the C-2 district would allow the service station on the corner to be reconstructed in an attractive manner. Therefore, he recommended that the subject application be approved.

Commissioner Ritchie remarked that he was disappointed in the amount of landscaping shown in the rendering of the new station, especially along the Pierce Street side of the property. Mr. Willard, representing the Standard Oil Company, stated that the rendering which had been submitted portrayed the general type of building to be constructed on the site and not the specific treatment being proposed for the subject property. He stated that landscaping plans for the site would be worked out with the staff of the Department of City Planning.

After further discussion it was moved by Commissioner Rueda, seconded by Commissioner Finn, and carried unanimously that Resolution No. 6651 be adopted and that the subject application be approved.

ZM70.35 - Southwest corner of Scott Street and Broadway.
R-1-D to an R-1 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), stated that the staff of the Department of City Planning, as the result of an error, had not given proper legal notice of the scheduled hearing on this matter. Therefore, the hearing would have to be postponed until the meeting of December 3, 1970.

ZM70.33 - 176 Ord Street, northwest corner of 18th Street.
R-3 to an R-4 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which is an irregularly shaped lot with a 36-foot frontage on 18th Street, an 82.6-foot frontage on Ord Street, and a 35.3-foot frontage on Storrie Street. The lot has an area of 2,539 square feet. The property is presently occupied by a two story building with a store on the first floor and two dwelling units on the upper floor. The store is a nonconforming use with a 1980 expiration date. The property is surrounded by R-3 zoned areas on the east, west, and south which are developed primarily with one-and two-family dwellings. North of Market Street, the Zoning is R-2 and development consists primarily of one-and two-family dwellings.

Richard Weigner, agent for the owner of the subject property, stated that the building presently occupying the subject site is more than 100 years old. Because of high mortgage and building costs, it would not be economically feasible to tear down the existing structure and to erect a new building on the site under its present R-3 Zoning; therefore, the subject application had been filed requesting that the subject property be reclassified to R-4. If the application were to be approved, 7 dwelling units would be constructed on the site consisting of 4 one bedroom apartments, 2 studio apartments, and an apartment for the owner on top. A total of 8 parking spaces would be made available to serve the seven apartment units. In addition, the owner of the property would be willing to stipulate that the height of the new building would not exceed the height of the existing building; and, upon completion of the new building, the owner would be willing to have the property returned to its R-3 zoning classification. In conclusion, he stated that the immediate neighbors had indicated that they would like to have the existing building torn down so that a more attractive building could be constructed in its place.

Commissioner Rueda inquired about the size of the apartments which the applicant proposed to construct. The contractor for the applicant stated that the studio apartments would contain 450 square feet of living area and that the one bedroom apartments would contain 750 feet of living area.

No one else was present to speak in favor or in opposition to the subject application.

Mr. Steele remarked that the subject property does not differ substantially from other R-3 lots in the vicinity; and he noted that the applicant had demonstrated no public need for increased density on the subject lot. Since the proposed reclassification would obviously create a spot zone of questionable legality, he recommended that the subject application be disapproved.

Mr. Weigner informed the Commission that an apartment house which is located across the street from the subject property has 20 dwelling units.

Commissioner Mellon stated that while he had not been able to join the Commission's field trip to the subject site, it was apparent from the photographs which had been submitted that the building presently occupying the site is in very poor condition; and he felt that the Commission should give some consideration to the desirability of having a more attractive building on the site. He noted that the building which the applicant proposed to construct would provide additional housing which is badly needed in the City. Furthermore, no one had spoken in opposition to the subject application; and, in fact, an indication had been given that there is some neighborhood support for the proposal. While the proposed reclassification would technically create a "spot zone", R-4 zoning would not be incompatible with the subject neighborhood since such zoning already exists in the immediate vicinity.

Commissioner Ritchie asked what rental rates were being contemplated for the apartment units which the applicant proposed to construct. Mr. Weigner replied that the furnished studios would rent for approximately \$125 each and that the one-bedroom apartments would rent for \$150 each.

Commissioner Ritchie stated that he tended to agree with the position taken by Commissioner Mellon, especially since it was obvious that the building presently occupying the lot is an eyesore.

Commissioner Rueda asked if the eight parking spaces which would be provided on the site would be in the form of garages or car ports. Mr. Weigner replied that they would be in the form of garages.

Commissioner Porter asked about the height of the proposed building. Mr. Weigner stated that the proposed building would have a height approximately equal to the height of the existing building because it would be constructed with 8-foot ceilings rather than 12-foot ceilings. The present building has a height of 40 feet.

The Director reminded the Commission that conditions may not be established when applications are approved for the reclassification of property. In response to a further question raised by Commissioner Fleishhacker, he stated that the R-4 district to the west of the subject site along Market Street is actually not developed to an R-4 Density; furthermore, most of those lots are relatively deep and could better accommodate R-4 density than the subject site. He emphasized that properties in the immediate vicinity of the subject property are zoned and developed R-3 but developed primarily with one-family and two-family dwellings.

Commissioner Fleishhacker then asked the applicant to explain why he would not be able to construct a new building on the site under its present R-3 zoning. Mr. Weigner replied that only three units would be permitted on the site under its present R-3 zoning; and he indicated that the owner of the property could not afford to construct such a building.

Commissioner Fleishhacker stated that he was not convinced that the owner of the property could not build a building under the existing R-3 zoning classification.

Mr. Weigner stated that the individuals who had signed the petition in support of the subject application live in the next block. Mr. Steele stated that no petitions had been received concerning the subject application.

After further discussion it was moved by Commissioner Ritchie, seconded by Commissioner Porter and carried unanimously that the subject application be taken under advisement until the meeting of December 3, 1970.

ZM70.34 - Northern portion (257.5 feet frontage on Bryant Street and 200 feet on 17th Street) of the block bounded by Bryant, Mariposa, Florida and 17th Streets; and all of the lots fronting on the west side of Bryant Street between 16th and 17th Streets and fronting on the north side of 17th Street between Florida and Bryant Streets. M-1 to an R-4-C District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property. He stated that the lots fronting on the west side of Bryant Street between 16th and 17th Streets and those fronting on the north side of 17th Street are presently occupied with ten residential buildings which have a total of twenty-seven dwelling units. Three of the ten dwellings have ground floor commercial uses consisting of two offices and a bar. Four of the properties are developed solely with commercial uses consisting of a restaurant and bar, bread sales and warehouse, and two electric supply companies. The northern portion of the block bounded by Bryant, Mariposa, Florida and 17th Streets is presently vacant. The applicant had requested reclassification of the subject property from M-1 to R-4-C in connection with the proposed development of the vacant parcel for residential purposes; and the applicant had indicated that it was his intention to develop housing on the site for low-income families and elderly persons under the Turnkey public housing program.

William Coblentz, attorney for the applicant, stated that the proposed project had had its genesis in the Improvement Plan for Residence, a document published by the Department of City Planning last spring which suggested that the area around Franklin Square would be appropriate for subsidized medium density housing. His client intended to construct a Turnkey housing project on the vacant parcel presently under consideration in cooperation with the Housing Authority. Earlier in the afternoon, he had telephoned Eneas Kane, Director of the Housing Authority; and while Mr. Kane had not been willing to commit himself one way or the other regarding the subject property until such time as action had been taken on the subject application by the City Planning Commission, he had stated that the Housing Authority is anxious to obtain public housing units wherever possible.

On 15 October 1954, the subject was interviewed and advised that he had not contacted the subject of the present report since the subject's departure from the country.

The subject stated that the individual who had signed the letter to the subject of the present report in the name of the subject of the present report had been received by the subject of the present report.

The subject stated that the subject of the present report had been contacted by the subject of the present report and that the subject of the present report had been advised that the subject of the present report had been contacted by the subject of the present report.

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Gerson Bakar, the applicant, advised the Commission that he had secured an option on the subject property. He had discussed his proposal with the Director of Planning; and he was aware that the Director regarded the site as being too small for a residential enclave in the middle of an industrial area. Yet, he noted that the old Seal's Stadium site had been on the market for a long time as industrial property before it was finally developed with a WhiteFront store and a Safeway market; and he felt that those commercial activities would provide a great amenity for the housing which he proposed to construct on the subject property. He also noted that the Chamber of Commerce had attempted to turn the Woolworth property on Potrero Avenue into a meaningful industrial use but had been unsuccessful. Other properties in the area which had formerly housed industrial uses are being converted for use as computer centers or other non-industrial uses which would not be incompatible with residential use of the subject site. Furthermore, while the housing being proposed might form a small enclave at first, he was convinced that additional housing would be constructed in the vicinity in the future. He remarked that Franklin Square is vastly under-utilized at the present time; and, with regard to school facilities, he had obtained a letter from the Board of Education stating that the school district could accommodate the children who might be living in the 29 family units proposed for the site. He indicated that he had also received a letter from Mr. Caverly, Director of the Recreation and Park Commission, stating that his Commission hoped to make Franklin Square more attractive for elderly people living south of Market Street; and it was his opinion that construction of housing on the subject property would encourage increased use of the park. However, Mr. Caverly had not been willing to take a stand in favor of or in opposition to the subject application pending a decision by the City Planning Commission.

Mr. Bakar emphasized that subject neighborhood has many other amenities which make it suitable for residential development, such as the proximity of San Francisco General Hospital and accessibility to public transportation. All and all, he felt that the subject neighborhood, which is going through a transitional period, would be a pleasant place to live. And, in any case, if senior citizen public housing units were not to be constructed on the subject property, he felt that the prospects for obtaining such housing would be minimal since the Housing Authority will not authorize construction of public housing without the concurrence of adjacent neighbors; and he emphasized that the proposed project would produce almost 10% of the public housing units which are presently needed. While a sizable industrial use is located only a few blocks from the subject property, that use has never been cited for pollution; and, while some of the existing housing units in the block directly north of the subject site are classified as non-conforming uses which must be removed in 1980, those uses, in fact, are not out of conformity with the character of the neighborhood. He felt that residential uses are and will continue to be appropriate in the subject neighborhood; and, therefore, he urged that the subject application be approved.

Commissioner Mellon asked if Mr. Kane, Director of the Housing Authority, had indicated in any way that he might be opposed to the proposed Turnkey Housing Project. Mr. Coblenz replied that Mr. Kane had stated that he would not take a stand either for or against the project until action had been taken by the City Planning Commission on the reclassification request.

Commissioner Mellon then asked about the probable rental rates for the units being proposed. Mr. Bakar, referring to the question which had previously been asked by Commissioner Mellon, stated that the proposed building would be designed especially for handicapped people; and, because of the proximity of the site to San Francisco General Hospital, Mr. Kane had indicated to him that he would be interested in the proposed development. He stated that the rental rates for the proposed project would be consistent with rental rates in other public housing projects, and would be based on the income of the tenants.

Alan Wofsy, Mr. Bakar's partner, stated that rental rates for public housing units cannot exceed 25% of the annual income of the tenant. If the proposed units were to be rented at market rates, however, the one bedroom units would cost approximately \$175.00 dollars per month and the townhouses would cost approximately \$250.00 dollars per month.

Commissioner Ritchie asked if plans for the proposed project were available. Mr. Bakar displayed and described a site plan of the project. He stated that a twelve story building containing 124 studio apartments for elderly people would be constructed along the 17th Street frontage of the site. The rear portion of the site would be developed with 29 townhouses containing 2, 3, or 4 bedrooms. Parking for both the studio apartments and the townhouses would be located beneath the project; and the entire project would be oriented away from adjacent non-residential uses.

John Martinez, representing the Mission Development Council, stated that the Mission District had not received its fair share of new housing projects; and, therefore, he hoped that the subject application would be approved.

Martin Conlan, attorney for the Bode Gravel Company, stated that the property owned by his clients is presently zoned and used for industrial purposes; and, since they wished to continue their operations in the neighborhood, they hoped to obtain some assurance that their industrial status would not be endangered if the subject application were to be approved.

The Director stated that he could not offer any positive assurance that pressures for reclassification of other industrial properties in the neighborhood would not arise if the subject application were to be approved. However, he indicated that each case would be considered by the Commission on its own merits.

Charles Fredericks, Executive Vice-President of the S.P.C.A., stated that he shared the sentiments which had been expressed by Mr. Conlan. He indicated that more than one million dollars had been spent during the last year to modernize the S.P.C.A. building on 16th Street between Alabama and Florida Streets; and, while he had no objection to construction of low cost housing in the neighborhood, he hoped that such developments would not be allowed to change the industrial character of the area.

Mr. Bakar stated that approval of the subject application would not affect the industrial zoning of other properties in the area. However, if the subject application were not approved, the possibility would remain that a larger residential project might be undertaken in the subject neighborhood by the Redevelopment Agency or a similar organization; and, under such circumstances, existing industrial uses might be threatened.

Commissioner Porter stated that she was sympathetic to the concern of the owners of industrial properties in the neighborhood, particularly in view of the changes which have taken place in the Northern Waterfront since the time that the first residential project in that area was constructed by Mr. Bakar. Although the Commission had assumed at that time that the area would retain a mixture of industrial and residential uses, nothing exists in the area now except housing. She then asked about the size of the studio apartments proposed to be constructed on the subject site. Mr. Bakar replied that the studio apartments would contain approximately 410 square feet of floor area, the one-bedroom apartments would contain approximately 600 square feet of floor area, and the two bedroom apartments would contain approximately 900 square feet of floor area. With regard to the transition of the Northern Waterfront area, he noted that he had recently renovated the Otis Elevator Building and had leased it to a new tenant who has between 600 and 700 employees. The Simmons Mattress Company, whose site had been used for the Northpoint development, had only 350 to 400 employees; and one single tenant of the Northpoint development has 600 employees at the present time. Although the nature of the employments may have changed, the area still provides a great number of jobs. He believed that the same transition would take place in the subject neighborhood with heavier industries being replaced by service industries which would be more compatible with the area; but jobs would continue to be available in the area.

Vincent Mallarino, representing some of the people who reside in the subject neighborhood, felt that the presentation which had been made by the applicants served as the best argument against reclassifying the subject properties from M-1 to R-4-C. He stated that most of the residential buildings which exist on the west side of Bryant Street and the east side of 17th Street, and which were included in the subject application, had existed since 1907; and he stated that the approximately 20 families which live in those buildings do not wish to be displaced from their homes. If the subject application were to be approved, the effect of the Commission's action would be to confiscate property for the financial benefit of the developer; and he felt that the property should continue to retain its M-1 zoning. He also remarked that schools in the neighborhood are already overcrowded.

Commissioner Rueda stated that he did not understand the relevance of Mr. Mallarino's argument.

Nicholas Morino stated that Latin American people living in the Mission District need housing as well as jobs; and, since the proposed project would provide both, he hoped that it would be approved.

A gentleman who was present in the audience asked if the non-conforming houses in the neighborhood would become conforming if the subject application were to be approved. The Director replied that they would become conforming if the property on which they are located had been included in the subject application.

The Director began the presentation of his recommendation by reading the following statement:

"THE GERSON BAKAR PROPOSAL PLANS DEVELOPMENT OF THE SITE BOUNDED BY BRYANT, MARIPOSA, FOLSOM AND 17TH STREETS, LOT 1 IN ASSESSOR'S BLOCK 3970. IT ASKS FOR A RECLASSIFICATION OF THIS PROPERTY FROM M-1 TO R-4-C ZONING. INCLUDED ARE THE LOTS FRONTING ON THE WEST SIDE OF BRYANT STREET BETWEEN 16TH AND 17TH STREETS: LOTS 1, 3, 3A, 4, 5, 6, 7, 8, 9, 10, 11, 12, 23, AND 24 IN ASSESSOR'S BLOCK 3965. THESE LAST ARE TEN DWELLINGS WITH A TOTAL OF 27 DWELLING UNITS. THESE PARCELS WOULD BE RECLASSIFIED IN CONNECTION WITH THE PROPOSED DEVELOPMENT OF THE VACANT PARCEL FOR RESIDENTIAL PURPOSES. THE DEVELOPMENT PROPOSED IS FOR TURNKEY HOUSING FOR THE ELDERLY ON THIS SITE.

"THE SITE IS LOCATED IN THE CENTER OF AN INDUSTRIALLY ZONED AREA (M-1). INDUSTRIAL DEVELOPMENT WEST OF FLORIDA DETERMINES THE CHARACTER OF THE AREA. (PACIFIC CEMENT BLOCK 3967, BEST FOODS BLOCKS 3970 AND 4017, HAMM'S BREWERY BLOCKS 3923, 3924 AND 2928, U.S. STEEL BLOCK 3551) THE RAILROAD SPUR RUNNING DOWN FLORIDA STREET TO 18TH STREET REINFORCES THIS INDUSTRIAL IMAGE. THE LARGER INDUSTRIAL AREA IS ISOLATED FROM THE REST OF THE CITY BY THE CENTRAL SKYWAY ON THE NORTH AND THE JAMES LICK FREEWAY ON THE EAST.

"INDUSTRY GENERATES HEAVY TRAFFIC FOR SHIPPING, DELIVERY, ARRIVAL AND DEPARTURE OF WORKERS. NOISE IS A PROBLEM FROM THE TRAFFIC AND FROM THE MUNICIPAL DEPOT. THE PARCEL IN QUESTION IS SURROUNDED BY INDUSTRIAL USES MOST OF WHICH ARE VIABLE, OPERATIVE FACILITIES THAT WOULD BE INCOMPATIBLE WITH RESIDENTIAL DEVELOPMENT. SPOT DEVELOPMENT IN THIS AREA WOULD BE UNABLE TO OVERCOME THE DISADVANTAGES OF THE AREA GENERATED BY THE SURROUNDING USE. IF HOUSING OVER A CONSIDERABLY LARGER AREA, AND WITH A BROADER RANGE OF SOCIO-ECONOMIC CHARACTERISTICS, WERE CAREFULLY COORDINATED WITH THE OVERALL PATTERN OF INDUSTRIAL USE IT MIGHT BE POSSIBLE TO PROVIDE A SUITABLE LIVING ENVIRONMENT. SUCH DEVELOPMENT WOULD HAVE TO BE OF SUFFICIENT SCALE AS TO GUARD AGAINST ISOLATION OF THE RESIDENCES FROM OTHER PARTS OF THE CITY.

... ..

"THE PROPOSAL BEFORE THE COMMISSION IS TOO SMALL TO ACCOMPLISH THIS END. IT WOULD BE ISOLATED BY THE INDUSTRIES WHICH SURROUND IT (BEST FOODS, HAMM'S BREWERY, PACIFIC CEMENT). THE OPEN SPACE PROVIDED BY FRANKLIN SQUARE IS NOT SUFFICIENT TO CREATE A SENSE OF NEIGHBORHOOD IN THE INDUSTRIAL AREA, GIVEN THE PROPOSED DEVELOPMENT.

"THE PRESENT CHARACTERISTICS OF THE INDUSTRIAL USE OF THE AREA ARE INCOMPATIBLE WITH RESIDENTIAL OCCUPANCY AND WOULD HAVE A DETRIMENTAL EFFECT ON THE RESIDENTS OF ANY HOUSING IN THE SUBJECT VACANT PARCEL THAT WOULD OUTWEIGH ANY AMENITIES THIS SITE MIGHT HAVE DUE TO WEATHER, TOPOGRAPHY OR NEARBY PUBLIC SPACE. THE PROPOSED PROJECT WOULD BE ISOLATED WITH NO COMPENSATING AMENITIES TO REINFORCE A RESIDENTIAL CHARACTER.

"THE IMPROVEMENT PLAN FOR RESIDENCE PREPARED EARLIER THIS YEAR BY THE DEPARTMENT RECOMMENDS THE FRANKLIN SQUARE AREA AS A HOUSING OPPORTUNITY AREA, WHERE NEW HOUSING MIGHT BE POSSIBLE. THE PLAN NOTES THAT"... SOME OF THE SITES LISTED CLEARLY INVOLVE CONTINGENCIES WHICH MAY, AFTER FINAL ANALYSIS, PRECLUDE HOUSING DEVELOPMENT. FINANCIAL CONSTRAINTS, THE CAPACITY OF SUPPORTING PUBLIC FACILITIES, AND THE OPINIONS OF LOCAL RESIDENTS MUST BE TAKEN INTO ACCOUNT BEFORE THESE SITES CAN BE DEVELOPED." THE PARTICULAR CHARACTERISTICS OF THE FRANKLIN SQUARE AREA DO NOT PRECLUDE DEVELOPMENT FOR HOUSING, BUT DO SUGGEST THAT DEVELOPMENT BE DONE ON A LARGE SCALE TO PROVIDE A SUITABLE LIVING ENVIRONMENT. THE IMPROVEMENT PLAN FOR RESIDENCE SUGGESTS, THAT RENEWAL POWERS BE USED TO ACQUIRE AIR RIGHTS OVER THE BLOCK SOUTH OF THE SQUARE (NOW A MUNICIPAL RAILWAY STORAGE YARD). THE AREA MUST BE DEVELOPED AS A WHOLE, IN A COORDINATED MANNER, INTEGRATING INDUSTRIAL AND RESIDENTIAL USE.

"A MAJOR OBJECTIVE OF THE IMPROVEMENT PLAN FOR RESIDENCE IS TO ENCOURAGE THE DEVELOPMENT OF FAMILY HOUSING. THIS FRANKLIN SQUARE PROPOSAL IS FOR HOUSING FOR THE ELDERLY. GERSON BAKAR NOTES"... A GREAT MANY CHILDREN WOULD POSSIBLY OVERBURDEN NEIGHBORHOOD SCHOOLS IN THE AREA." THE TWO NEAREST ELEMENTARY SCHOOLS BUS 33 1/3% OF THEIR STUDENTS TO OTHER SCHOOLS. MARSHALL SCHOOL IS OVERCROWDED AND TRYING (WITH LITTLE SUCCESS) TO FIND SPACE FOR TRANSPORTABLE UNITS TO HOUSE THE PRESENT STUDENT POPULATION. IF THE AREA WERE DEVELOPED AS A WHOLE, IT WOULD BE POSSIBLE TO BUILD FAMILY HOUSING AND TO MAKE AVAILABLE SPACE FOR A SCHOOL TO HOUSE THE INCREASED STUDENT POPULATION."

Continuing his remarks, the Director stated that whereas the applicants had contended that the subject neighborhood would be a fine place to live, he took the position that the neighborhood is not a pleasant place in which to live at the present time and that its future desirability for residential use would depend on too many "ifs". He noted that the Housing Authority seemed to be plying a very cautious middle-ground with respect to the issue; and, in discussion with the staff of the Department of City Planning, the Housing Authority had indicated only that it would be prepared to give tentative approval to what was then understood to be a proposed public housing project with a relatively small number of family units rather than a large project

designed for the elderly, with that tentative approval being contingent upon approval by the staff of the Department of City Planning and the City Planning Commission of the reclassification application. Mr. Kane, the Director of the Housing Authority, had stated that he would be opposed to having handicapped people living on the site.

The Director remarked that it was not likely that removal of non-conforming residential buildings in an industrial district would be required in 1980 if housing continues to be needed at that point. Yet, while Mr. Coblentz had contended that the subject neighborhood is not an industrial area, it was his opinion that the area is industrial in character as demonstrated by the fact that a railroad spur track runs alongside the subject property. The area has none of the amenities which made the Northern Waterfront suitable for residential development. He stated that he had met with the applicant a couple of weeks ago and had suggested three alternatives which were (1) withdrawal of the application, (2) pursuing the application as filed, or (3) working with the staff of the Department of City Planning, other City Departments, and developers to encourage other residential developments in the area, such as over the Municipal Railway yards, so that some of the "ifs" of the neighborhood would become realities. The applicant had chosen to pursue the application as filed.

The Director noted that the applicant had contended that no alternate sites are available for public housing in the city; however, he wished to point out that the staff of the Department of City Planning spends a great deal of time looking for appropriate sites for housing. Given the need for housing in the city, and given the concern of the staff of the Department of City Planning in that regard, the staff would certainly not be opposed even to the small project being proposed by the applicant if the staff felt that the project would be viable by itself. The applicant had taken the stand that since public housing could not be constructed in other neighborhoods because it would not be approved by surrounding property owners, it should be located on the subject property where no one would be opposed to it; yet, he did not feel that such a step should be taken at the expense of an inappropriate development. He stated that he himself had previously recommended that a small housing project be constructed in an industrial district of Cleveland; and, although he had been optimistic at the time, he had returned recently and had felt that the project had turned into a slum. Given the size of the proposed project, he felt that the same result was likely to occur. Therefore, he recommended that the subject application for reclassification of the property from M-1 to R-4-C be denied since the development proposed would be isolated by the surrounding industrial uses. He felt that any residential development in the subject neighborhood would have to be on a scale large enough to provide those public facilities necessary for a residential neighborhood, such as a school; and it was that concern for neighborhood character which had led him to the conclusion that proposed development would not be advisable in this place, at this time, at this scale.

Commissioner Porter stated that San Francisco is losing industry; and she indicated that the subject neighborhood is one of the last industrial areas remaining in the City. While she strongly endorsed the concept and need for Turnkey housing, she did not feel that such housing, which will be in existence for 40 years, should be constructed with a disregard for its environment. She then asked the Director to comment on why he felt that a larger parcel of property in the subject neighborhood might be suitable for public housing whereas a small lot, such as the one under consideration, would not be suitable. The Director replied that with a large residential development it would be possible to overcome the environment by creating a "sub-community"; with a small development such as the one proposed, there was too great a risk that the project would turn into a slum.

Commissioner Porter felt that Mr. Bakar had done a magnificent job in the Northern Waterfront area; however, she noted that he would not retain control of the proposed project after its construction as he had in the Northern Waterfront since the proposed project would be turned over to the Housing Authority.

Commissioner Mellon asked the Director if there were any redeeming features whatsoever in the proposed project. He remarked that the Commission had spent a great deal of time discussing the desirability of providing housing in areas where people are working; and, while the proposed project would be designed primarily for elderly people with only a few family units, he wondered if there were not a sufficient number of family units being proposed to justify taking a step towards providing low-cost housing in an area where people work.

The Director replied that the proposal did have some redeeming features; and he remarked that the site plan which had been prepared was quite reasonable, given the specific site in question. Nevertheless, he felt strongly that the odds against creating a viable sub-community on such a small site was so great that the proposal should be viewed very cautiously. He stated that history has too often proven that zealous efforts to provide social benefits to meet social needs, unless done reasonably and properly, will result in something worse than that which originally existed. In the present instance, if the developers were willing to get together with the staff of the Department of City Planning in an effort to make some of the "ifs" become realities, it might be possible to create a proper environment for the housing project in the subject neighborhood; otherwise, he felt that the Commission stood a very good chance of creating something which it would be sorry about in the future if it were to approve the subject application.

Commissioner Fleishhacker, noting that the only matter properly before the Commission was the requested change of zoning and not any specific development of the site, asked if it were likely that the 27 dwelling units presently existing in the block north of the vacant parcel would be demolished if the land on which they are located were reclassified to R-4. The Director replied that he had no reason to feel that they would be demolished if the zoning were changed.

Commissioner Fleishhacker then asked why those properties had been included in the subject application. The Director replied that he assumed that those properties had been included in the application so that a sufficient amount of land would be involved to justify the reclassification request.

Commissioner Fleishhacker remarked that it seemed to him that approval of the subject application would result in something similar to "spot zone".

Commissioner Rueda, noting that heavy industry has left or is leaving the subject neighborhood, asked if there were any possibility that such industries could be attracted back to the neighborhood. The Director replied that while the city as a whole would more than likely continue to lose industry, the situation could go either way in any given neighborhood.

Mr. Bakar stated that the purchase price of the subject property would be eight dollars a square foot; and he remarked that it would be possible to build a platform over the Municipal Railway yard for housing at an equivalent cost. He assured the Commission that he would make every effort to achieve residential development over the Municipal Railway property, but he estimated that it would take between four and eight years to work out the details with the City; and, since it would be essential to have a starting point for residential development of the neighborhood, he hoped that the subject application would be approved so that he would proceed with his proposed development.

After further discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Finn, and carried unanimously that Resolution No. 6652 be adopted and that the subject application be disapproved.

At this point in the proceedings, President Newman absented himself from the meeting room for the remainder of the meeting. Commissioner Fleishhacker assumed the chair.

CU70.94 - 897 California Street, southeast corner of Powell Street. Request for an automobile parking lot in an R-5 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property. He stated that the apartment house which had formerly occupied the site was demolished in October, 1970; and the applicants had requested permission to use the property as an automobile parking lot for approximately 30 automobiles for a period of time not to exceed two years.

John Alioto represented Joseph L. and Angelina Alioto, owners of the subject property. He stated that the proposed parking lot would be a necessary and desirable use, and he felt that it would be compatible to the surrounding neighborhood. The parking lot would temporarily satisfy an existing demand for off-street parking spaces in the area; and, since only 20 off-street parking spaces were being proposed for the property, the parking lot would not create any traffic congestion in the area. Ingress and egress would be

provided only on California Street; and a sign would be posted prohibiting drivers from turning left on exiting from the site. He remarked that the California Street cable car is not presently in operation and will probably will not be in service before Christmas; and, since the proposed parking lot would be in existence for a maximum of only two years, the California Street cable car line would be out of operation for approximately 12% of the life span of the parking lot. In any case, the Rolls Garage, which is located immediately adjacent to the subject property, had demonstrated that it is possible to relieve the demand for parking spaces on Nob Hill without interfering with the operation of the California Street cable car.

Mr. Alioto assured the Commission that no request would be made for extension of the two-year authorization for the parking lot since it would not be in the best economic interest of his parents to use the property as an open parking lot for a longer period of time. However, use of the property as a parking lot for two years would provide sufficient time for the negotiation of a lease which would result in residential construction on the site; and, since the property would be virtually vacant, it would be possible to make it available to the new tenant immediately upon the signing of a lease. He stated that the proposed parking lot would be screened from surrounding residential properties by a redwood slat fence. Two attractive street-trees would be planted on California Street; and 12 trees in boxes would improve the appearance of the remainder of the lot. A bench would be provided in front of the lot for cable car passengers. He urged that the application be approved.

The Secretary called attention to a letter which had been received from William Greene, 742 Pine Street, in support of the application. He also read a letter from Mrs. Lewis Strait, Corresponding Secretary of the Eureka Valley Promotion Association, in opposition to the applicants' proposal.

The Director recommended that the application be approved subject to nine specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. After summarizing the nine conditions, he recommended that the draft resolution be adopted.

Commissioner Fleishhacker noted that condition No. 3 of the draft resolution would limit the authorization to a period of one year, whereas the applicant had requested authorization for a two year period. The Director replied that review of the matter at the end of one year would enable the staff of the Department of City Planning to determine whether the proposed use would have any detrimental effect on the surrounding neighborhood; and, if no problems were in evidence, the authorization could be extended for an additional year.

Commissioner Mellon asked if the one year authorization would be satisfactory to the applicants. Mr. Alioto replied in the affirmative, with the understanding that provision would be made in the Commission's resolution for extension of the authorization.

Commissioner Ritchie, noting that condition No. 3, as worded, would require the applicant to file a request for the extension at least 60 days before the end of the one year period or 10 months after adoption of the draft resolution, stated that he felt that a two year authorization would be more reasonable. He then moved that the draft resolution be adopted with condition No. 3 amended to specify a two year period for the authorization without a clause for extension of the authorization beyond that time. The motion was seconded by Commissioner Mellon. When the question was called, the Commission voted unanimously to adopt Resolution No. 6653 and to approve the application subject to the conditions contained in the draft Resolution, as modified.

The meeting was adjourned at 6:30 P.M.

Respectfully submitted;

Lynn E. Pio
Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, November 12, 1970.

The City Planning Commission met pursuant to notice on Thursday, November 12, 1970, at 2:15 P.M. in the Meeting Room at 100 Larkin Street.

PRESENT: Walter S. Newman, President; James J. Finn, Mortimer Fleishhacker, Thomas J. Mellon, Mrs. Charles B. Porter, John Ritchie, and Hector E. Rueda, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Edward I. Murphy, Assistant Director of Planning; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Robert Passmore, Planner V - Zoning, Trixie Ryan, Planner II; and Lynn E. Pio, Secretary.

Donald Canter represented the San Francisco Examiner.

APPROVAL OF MINUTES

It was moved by Commissioner Fleishhacker, seconded by Commissioner Rueda, and carried unanimously that the minutes of the meeting of September 24, 1970, be approved as submitted.

CURRENT MATTERS

President Newman informed the Commission of the recent appointment of John D. Crowley to the position of General Manager, Public Utilities, in which capacity Mr. Crowley will serve as an ex-officio member of the City Planning Commission. Through Mr. Finn, Mr. Crowley's alternate, the Commission welcomed Mr. Crowley as a fellow member.

Edward I. Murphy, Assistant Director of Planning, reported that the Board of Supervisors, meeting last Monday, had approved objectives and design criteria for any freeway which might be built through the Northern Waterfront Corridor to link the Golden Gate and Bay Bridge.

Mr. Murphy informed the Commission that the Chinatown Citizens Advisory Committee, meeting last Monday evening, had elected Harry Chuck as a co-chairman. Commissioner Fleishhacker, the other co-chairman of the Committee, reported on the meeting.

Mr. Murphy advised the Commission that the Planning and Development Committee of the Board of Supervisors will meet next Tuesday afternoon at 2:00 P.M. He also indicated that the Committee had requested that a member of the Commission be present at the meeting.

CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, November 12, 1936

The City Planning Commission met pursuant to notice at 8:00 P.M. at the meeting room at 700 Jackson Street.

PRESENT: Walter A. Lawrence, President; James H. Brown, Vice-President; Thomas J. Miller, Mrs. Charles B. Foster, John Nichols, and Herbert E. Smith, Members of the City Planning Commission.

ROLL CALL

The report of the Department of City Planning was reported by Thomas J. Miller, Assistant Director of Planning; E. Spencer Steele, Assistant Director of Planning Administration; Robert Lawrence, Director of Planning; and James H. Brown, Secretary.

James H. Brown presented the Departmental Report.

REPORT OF THE DEPARTMENT

It was moved by Commissioner Lawrence, seconded by Commissioner Miller, and carried unanimously that the minutes of the meeting of September 22, 1936, be approved as submitted.

CITY PLANNING

Commissioner Lawrence informed the Commission of the report of the Department of City Planning, which was submitted to the Commission by the Department of City Planning. The report was submitted by the Department of City Planning, which was submitted to the Commission by the Department of City Planning. The report was submitted to the Commission by the Department of City Planning.

Thomas J. Miller, Assistant Director of Planning, reported that the Department of City Planning had approved of the Department of City Planning, which was submitted to the Commission by the Department of City Planning. The report was submitted to the Commission by the Department of City Planning.

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At this point in the proceedings, Commissioners Mellon and Ritchie arrived in the meeting room and assumed their seats at the Commission table.

Mr. Murphy reminded the members of the Federal Programs Committee (Commissioners Rueda, Fleishhacker, and Mellon) of a meeting scheduled next Wednesday afternoon at three o'clock P.M.

Mr. Murphy then distributed a draft resolution which would approve a two-month extension of time to Whistler-Patri Associates for completion of their contract relating to Urban Design Work in the West Portal - St. Francis Circle area. He recommended that the draft resolution be adopted. After discussion, it was moved by Commissioner Porter, seconded by Commissioner Ritchie, and carried unanimously that the draft resolution be adopted as City Planning Resolution No. 6654.

Mr. Murphy then distributed copies of a draft resolution which would approve a supplemental budget appropriation in the amount of \$13,860 to provide rental funds for the Department's annex office on the second floor of 1212 Market Street through January 31, 1972. He stated that the Real Estate Department had requested that the supplemental appropriation be sought; and he recommended that the draft resolution be adopted. After discussion, it was moved by Commissioner Fleishhacker, seconded by Commissioner Mellon, and carried unanimously that the draft resolution be adopted as City Planning Resolution No. 6655.

Discretionary Review of Building Permit Application No. 389446 for proposed 3-family dwelling on Vermont St., west line, between 19th and 20th Streets. (Under Advisement from meeting of Oct. 18 & Nov. 5, 1970.)

Robert Passmore, Planner V - Zoning, noted that this matter had been taken under advisement from the meeting of November 5 to provide further opportunity for the developer and his neighbor to see if they could reach an agreement regarding modifications in the plans for the proposed apartment building. During the interim, the developer had offered to "flip" the proposed building on the site so that the light well would line up with one of the bedroom windows in the adjacent house; however, that solution would still have failed to protect other windows in the existing house. The owner of the adjacent parcel of property had offered to pay for the preparation of alternate plans for the apartment house; however, the sketch which he had submitted had shown a smaller building which had not been acceptable to the developer. Under the circumstances, the staff of the Department of City Planning continued to recommend that the building permit application be approved as submitted.

Mr. Tellis, owner of the vacant parcel of property, confirmed that he had offered to reverse the proposed building on the site so that the lightwell would face the adjacent parcel of property; however, that solution had not been considered to be sufficient by the adjoining property owner. The adjoining

property owner had then suggested that he build an apartment house with 2-bedroom units instead of 3-bedroom units. He felt that he should be allowed to proceed with his original plans which were completely within the law; and he asked that the permit application be approved.

Commissioner Ritchie asked about the size of the proposed lightwell. Mr. Tellis' contractor stated that the lightwell would be 15 feet long and 6 feet wide. Mr. Passmore stated that the lightwell would be filled with a fire escape.

Commissioner Fleishhacker asked Mr. Tellis if he would be willing to accept approval of revised plans which would place the lightwell adjacent to the windows of the house next door which would otherwise be blocked by the proposed building. Mr. Tellis replied in the negative. He stated that it would cost between \$1500 and \$2000 to reverse the building on the site; and since his neighbor had indicated that he would not be satisfied with such a compromise, he preferred to proceed with construction of the building as originally planned instead of assuming the burden of the extra cost.

Commissioner Porter acknowledged the fact that the building which Mr. Tellis wished to construct would be perfectly legal in every respect; however, she did not feel that it would be in his best interest to construct a building which would destroy his neighbor's property and turn it into a slum. Since no parcel stands alone in a given neighborhood, destruction of the adjoining parcel of property would ultimately depreciate the value of the property owned by Mr. Tellis. While it might not be possible to make all of the changes which were desired by the adjacent property owner, she was disappointed by the fact that Mr. Tellis had refused to reverse the proposed building on the site with a view towards ameliorating the adjacent property owner's problem to some extent.

Mr. Tellis stated that he had learned that his neighbor intends to construct a new 10 x 20-foot room on the rear of his building; and he felt that if he could afford such an expenditure, he could also afford to construct a lightwell which would solve his problem. While he believed in meeting people half way, he would not allow anyone to take advantage of him; and as a result, he would not now be willing under any circumstances to reverse the proposed building on the site.

Commissioner Ritchie remarked that blocking of the windows of the adjacent house would lower the rental rates in that building, thus bringing less desirable people into the neighborhood; and he felt that such a situation would affect the rental of units in the apartment building which Mr. Tellis proposed to construct.

Mr. Tellis stated that Mr. Passmore had suggested that he might not attract the right kind of people to his apartment building if units were to contain three bedrooms rather than two; however, he felt that he had the right to make his own decision in that regard. In any case, he expected that his building would last much longer than the one next door.

Mr. Armstrong, the owner of the adjacent parcel of property, confirmed that he had not been satisfied by Mr. Tellis' offer to reverse the proposed building on the site since that compromise would have preserved only one small window out of a total of nine windows which would be blocked by the proposed building. He also emphasized that he had offered to have a new set of plans drawn for the apartment building.

Commissioner Fleishhacker remarked that no purpose would be served in having new plans drawn if the two individuals concerned could not agree upon the size of the proposed building.

Mr. Murphy recommended that the permit application be approved as submitted.

After further discussion, Commissioner Finn moved that the permit application be approved. While he was disappointed that it had not been possible to work out a compromise in spite of all that had been done, he felt that Mr. Tellis had a legal right to construct the building as designed. Commissioner Fleishhacker seconded the motion and remarked that while it should have been possible to achieve a compromise, he felt that the Commission and staff had done everything that they could to achieve that objective.

Commissioner Porter stated that she would vote against the motion. While she agreed that Mr. Tellis has a legal right to construct as bad a building as he wishes on his property, she felt that something could have been worked out if Mr. Tellis had been more willing to consider his neighbor's problem.

Commissioner Ritchie stated that he shared the sentiments which had been expressed by Commissioner Porter.

When the question was called, the Commission voted 5 to 2 to approve the permit application as submitted. Commissioners Finn, Fleishhacker, Mellon, Newman, and Rueda voted "Aye"; Commissioners Porter and Ritchie voted "No."

Review of Final Plans for Public Housing for the Elderly, Conventional Program, located at 1750 McAllister Street.

Robert Passmore, Planner V - Zoning, stated that use of the subject site for public housing had been approved by the Planning Commission in 1966; and, at that time, the Commission had requested that final plans for the project be subject to its review and approval. The preliminary plans had called for ninety dwelling units for elderly people in a seven story building which would have covered most of the site. Since that time, the Housing Authority had reviewed

Mr. Tellez stated that Mr. Tellez had stated that he did not want to have any kind of people in the apartment building in order to have a peaceful and quiet place; however, he did not want to have any kind of people in the apartment building in order to have a peaceful and quiet place. In any case, he suggested that the building be used for a peaceful and quiet place.

Mr. Tellez stated that the board of the apartment building of property, Tellez stated that he had been contacted by Mr. Tellez to review the proposed building in the area since that corporation would have a new set of plans. A board of the apartment building would be decided by the proposed building, he also emphasized that he had offered to have a new set of plans for the apartment building.

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Mr. Tellez recommended that the board of the apartment building be approved as a plan.

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a number of schemes and had selected a new design for the building as depicted on the study model which was on display in the meeting room. The new plans called for ninety-seven dwelling units for elderly people in a 12 story building. The building would cover less of the site than the one originally proposed; and the bulk and density of the building would be only one half of that legally permitted for that zoning district. He recommended that the plans be approved as submitted.

Everet Heynneman, representing the Housing Authority, stated that 80% of the units in the proposed building would be studios and 20% of the units would be 1-bedroom apartments. He indicated that an effort had been made to design the building with as many amenities as possible within the limits of the budget; and he noted that a community room would be provided at the ground floor level. In conclusion, he stated that construction on the proposed building would begin in 2 or 3 weeks.

Commissioner Fleishhacker asked if the proposed building would be similar to any public housing already in existence in the City. Mr. Heynneman replied that the building would be similar to Woodside Gardens in appearance. However, while Woodside Gardens is located on a more attractive site, the dwelling units in the proposed building would be much more livable.

Commissioner Fleishhacker then asked if the Housing Authority had received suggestions from elderly people already living in public housing units and if those suggestions were being incorporated in the design of the proposed building. Mr. Heynneman replied that design criteria are reviewed continually and improved wherever possible.

Commissioner Fleishhacker asked if the dwelling units in the proposed building would have carpets and drapes. Mr. Heynneman replied that carpeting would not be provided unless money is available when the building is completed. He indicated, however, that the kitchens in the units would be fully equipped.

Commissioner Fleishhacker asked if elderly tenants were able to afford to furnish their apartments. Mr. Heynneman replied that some of the tenants cannot afford to furnish their apartments, but he indicated that the Housing Authority tries to help those people by providing advice and suggestions.

Commissioner Porter inquired about the dimensions of the studio apartments. Mr. Heynneman replied that the studio apartments would contain 400 square feet of floor area, the maximum allowed by the HAA. The one bedroom apartments would contain 525 square feet of floor area.

Commissioner Porter then asked if the Housing Authority provides furniture and dishes for the public rooms in its housing projects for the elderly. Mr. Heynneman responded that the Housing Authority does have a budget allowance for such purposes.

Commissioner Ritchie asked what color the proposed building would be. Robert Marquis, architect of the proposed building, replied that the building would be painted a light color with contrasting trim.

Commissioner Ritchie then asked if the roof of the building would be accessible to people living in the project. Mr. Heynneman replied that there would be a door onto the roof; however, construction of a deck would depend upon the availability of money.

Commissioner Ritchie, noting that the north side of the building would have windows, asked if those windows would be for bedrooms. Mr. Heynneman replied in the affirmative. In response to a further question raised by Commissioner Ritchie, Mr. Heynneman stated that the rental rates for the proposed units would range from 44 dollars to 96 dollars per month; but the rental charge for each individual tenant would depend on his income. He also stated that the proposed building would have two elevators.

President Newman asked if the trees to be planted on the site would be as large as those depicted on the model. Mr. Heynneman replied that the trees would be slightly smaller than those shown on the model. Mr. Passmore stated that the staff of the Department of City Planning would continue to review the proposed landscaping plans and other factors of interest to the Commission such as the color of the proposed building.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Rueda, and carried unanimously that the plans for the proposed project be approved as submitted.

The meeting was adjourned at 3:30 P.M.

Respectfully submitted,

Lynn E. Pio
Secretary

SAN FRANCISCO

CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, November 19, 1970.

The City Planning Commission met pursuant to notice on Thursday, November 19, 1970, at 1:00 p.m. at 100 Larkin Street.

PRESENT: Walter S. Newman, President; Mortimer Fleishhacker, Mrs. Charles B. Porter, John Ritchie, and Hector E. Rueda, members of the City Planning Commission.

ABSENT: John D. Crowley and Thomas J. Mellon, members of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; Dean L. Macris, Assistant Director - Plans and Programs; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Robert Passmore, Planner V - Zoning; James Paul, Planner III, Housing Specialist; Dennis Ryan, Planner III - Urban Design; Trixie Ryan, Planner II; Ronald Jonash, Planner II; Emily Hill, Planner I; and Lynn E. Pio, Secretary.

Donald Canter represented the San Francisco Examiner; Bill Workman represented the San Francisco Chronicle.

1:00 P.M. Field Trip

The Commission and staff departed from 100 Larkin Street at 1:00 P.M. to take a field trip to properties scheduled for consideration during the Zoning Hearing on December 3, 1970.

2:15 P.M. 100 Larkin Street

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, summarized the Memorandum of Understanding between the Presidio of San Francisco and the City and County of San Francisco which had been signed on the previous day by Mayor Alioto and Lt. General Stanley R. Larsen. The Commission requested that copies of the Memorandum be sent to neighborhood associations which had been concerned with developments in the Presidio in the past.

The Director reminded the Commission that next Thursday's Regular Meeting will be cancelled in observance of Thanksgiving Day.

The Director reported on the meeting which had been held by the Federal Programs Committee of the Commission on Wednesday to discuss Urban Design Report No. 8 and urged the members of the Commission to submit comments on the report to the staff.

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CONSIDERATION OF FINAL PRELIMINARY PLANS FOR 16 SINGLE-FAMILY TOWNHOUSES FOR
MT. SUTRO PLANNED UNIT DEVELOPMENT

Robert Passmore, Planner V - Zoning, reported on this matter as follows:

"Scheduled for consideration by the Commission today are final preliminary plans for 16 single family townhouses proposed for construction in the Mt. Sutro Planned Unit Development area authorized by the Commission in 1962 under Resolution No. 5632.

"The Mount Sutro P.U.D. was authorized as a grouping of one-family and two-family dwellings and one apartment building on a very steeply sloped site to the west of the University of California Medical Center and southeast of Sunset Towers. The planned unit development area is zoned R-1.

"The present proposal is to substitute 16 single-family dwellings for nine two-family dwellings, a net loss of two dwelling units from the project. The 25-foot wide dwellings would have three or four bedrooms on three levels of occupancy. One enclosed and one open off-street parking space would be located at the front of each dwelling. The exterior of the houses would be natural finish wood. Landscaping plans for the individual lots and adjacent street and slope areas have been prepared in consultation with this Department. The dwellings would be slightly lower in height above the street than the existing and authorized dwellings in this section of the development.

"The individual dwelling unit sizes are approximately the same as would have been provided in the two-family houses earlier authorized by the Commission for the subject parcels. According to the developer, Mr. P. Q. Chin, the existing two-family dwellings sold for \$96,000. The single-family dwellings are designed to sell for approximately \$55,000. The developer believes there is a greater demand for the single family houses on this site than two-family houses and thus proposes this modification to the plan."

The Director recommended that the proposed plans be approved with the understanding that the developer would continue to consult with the Department of City Planning during the preparation of the final building plans.

After discussion, it was moved by Commissioner Porter, seconded by Commissioner Ritchie, and carried unanimously that the plans be approved with the understanding that the developer would continue to consult with the staff of the Department of City Planning during preparation of the final building plans.

R70.82 - Turnkey housing for the elderly and families at 984 Haight Street, north side, 47.5 feet east of Broderick Street.

Robert Passmore, Planner V - Zoning, reported on this matter as follows:

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"Pursuant to Sections 116.1 and 118 of the Charter, the subject referral has been received from the Housing Authority and Thomas Hsieh, Architect, proposing the construction under the turnkey process of 60 apartments for low-income elderly persons and 8 apartments for low-income families on the above described site.

"The subject "L" shaped parcel, having frontages on both Haight and Broderick Streets, is currently vacant and partially zoned R-3 and partially zoned R-4. However, upon recent recommendation for approval by the Planning Commission and Planning and Development Committee of the Board of Supervisors the re-classification of the entire parcel to R-4 is pending before the Board of Supervisors.

"The site is 13,562.5 square feet in area, and under R-4 density limitations the proposed 68 dwelling units would be the maximum number of units permitted. The total floor area and proposed building height of seven floors over parking are also dependent upon reclassification of the site to R-4.

"The subject parcel is adjacent to the east of a 35-unit, six-floor dwelling that occupies the northeast corner of Haight and Broderick Streets. The northwest, southwest, and southeast corners of that intersection are occupied respectively by lower 28-, 15- and 4-unit dwellings. Adjoining the subject parcel on other sides are two-family dwellings and the prevailing residential development of the immediate neighborhood is low-medium density apartment houses. Shopping and other commercial services are provided a block away from the subject parcel in the C-2 district that extends along Divisadero Street. Haight and Divisadero Streets are public transit routes.

"The present plans submitted are for a building which would be lower than the building adjacent to the west. It would provide for the elderly 40 studio units and 20 one-bedroom units, and for families two two-bedroom units, four three-bedroom units and two four-bedroom units. Entrance to the family units would be from Haight Street and the entrance to the elderly units would be from Broderick Street; social rooms are on the lower level of the buildings and outdoor open areas are provided at ground level. Only 18 off-street parking spaces are proposed for the project and a variance has been filed concerning this matter; the number of proposed spaces is consistent with other Housing Authority developments previously approved. The present preliminary plans would also require a rear yard variance."

The Director recommended that he be authorized to report to the Board of Supervisors that the development of the subject lots with up to 68 dwelling units for low-income persons (approximately 60 for elderly persons and 8 for families) is in conformity with the Master Plan after modification to the

proposed plans have been made and approved by the staff of the Department of City Planning, which modifications would accomplish the following two objectives: 1) Provide a more gradual transition of building height from the 40-foot high building to the west of the site; and, 2) Provide outdoor open space that would be less shaded than the spaces provided by the present plans.

Commissioner Fleishhacker asked how large a variance would be required from the parking standards of the City Planning Code for the proposed project. Mr. Passmore replied that the applicants proposed to provide parking spaces for only 20% of the units for elderly people instead of providing one parking space for each two dwelling units as required by the Code; however, similar variances had been granted in the past since it was obvious that the number of parking spaces required by the Code is not needed in housing for the elderly.

Everett Heynneman, representing the Housing Authority, commented on the fact that the proposed facility would be the first of a series of projects which would combine family housing with housing for the elderly; and he felt that the proposed project would be acceptable, especially in view of the need for housing units for families. In any case, he noted that the family units and the units for the elderly would be completely separated in the building. In conclusion, he stated that he was in agreement with the conditions which had been proposed by the Director of Planning.

Commissioner Ritchie asked how many people would be living in the proposed building. Mr. Heynneman estimated that the building would accommodate slightly less than 100 people.

Commissioner Ritchie then asked if only one elevator were being proposed to accommodate the elderly people who would be living in the building. Mr. Heynneman replied in the affirmative, stating that the Housing Authority generally considers one elevator to be sufficient to serve up to sixty-five units of housing for elderly people.

Commissioner Rueda remarked that it would be difficult for the elderly people to get to their apartments if the single elevator should be out of order. Mr. Heynneman replied that almost immediate attention can be given to elevators which malfunction. Although he agreed with the Commission's concern for provision of an additional elevator, he remarked that the budget for the proposed facility would not allow much flexibility.

Commissioner Ritchie asked that further consideration be given to the feasibility of installing a second elevator in the building. Commissioner Rueda urged that consideration be given to the installation of a minimum of two elevators in all buildings being constructed for occupancy by the elderly.

Commissioner Fleishhacker asked if the staff of the Department of City Planning had specific modifications in mind which would achieve the objective of providing outdoor open space which would be less shaded than the spaces provided by the plans which had been submitted. The Director replied in the affirmative and indicated that some suggestions had been given to the architect who had designed the project.

Gregory Calegari, 710 Steiner Street, represented the Alamo Square Association. He noted that the second public housing project calendered for consideration by the Commission would be located only one block away from the subject site; and he remarked that the Alamo Square Association had appeared before the Commission in the past to object to the construction of any additional public housing in the subject neighborhood. While he acknowledged the fact that there is a great shortage of public housing units in San Francisco, he felt that it should be recognized that there is an undue concentration of such housing in the Western Addition. In fact, approximately 25% of the public housing units available in San Francisco are located in an area near his house equal in size to approximately 2% of the City. He remarked that the subject neighborhood has many absentee landlords who have allowed their properties to turn into slums; and he felt that further concentration of public housing units in the area would add to the deterioration of the neighborhood. He felt that an effort should be made to locate public housing units on scattered sites spread throughout the city; and while such sites might be difficult to locate, the situation should not be regarded as impossible since the Housing Authority does have the right to exercise the power of eminent domain. Mr. Calegari advised the Commission that he had reviewed a draft of a policy statement which had been prepared by the staff of the Department of City Planning calling for a moratorium on additional public housing units in the Western Addition; but he noted that the moratorium, as proposed, would affect only the central portion of the Western Addition which is already saturated with public housing units and would not affect either of the sites which had been included on the agenda for the present meeting. Of the two sites under consideration, he was more inclined to favor the second project, which involved property on the southwest corner of Oak and Divisadero Streets since the developer of that site had made an effort to consult with people in the neighborhood and since the design of that project was more attractive than the one to be located on Haight Street east of Broderick Street.

Robert Covington, General Director of WAPAC, felt that it would be most undesirable to construct the proposed project in a neighborhood which is already saturated with public housing units. However, since his organization had received no advance warning of the proposal, they had not had an opportunity to study the situation; and his Board of Directors had not had an opportunity to discuss the proposal prior to the present meeting.

Commissioner Ritchie remarked that while architecture may be a matter of personal taste, his own opinion was that the design of the building which was being proposed was extremely unimaginative with an exceedingly drab facade which would not be a great asset to the neighborhood.

Commissioner Porter felt that the people who need public housing would be the ones to suffer if the proposed project were to be disapproved.

Commissioner Rueda remarked that developers would more than likely continue to come in with proposals for public housing in areas such as the Western Addition unless some pressure were applied by the Commission to encourage the developers to look for public housing sites in the Richmond and Sunset Districts.

Mr. Covington commented on the fact that 22 scattered site housing projects had been proposed for Redevelopment Project Area A-2; and, since the Housing

Authority had procrastinated on those projects, he did not understand why the large projects presently under consideration were being pushed through so fast. While he might be prepared to support projects such as the one under consideration if additional public housing units cannot be provided in other areas, he felt that he should at least be given an opportunity to study the proposal before the matter is put to a vote by the Commission.

Juba Solo, Executive Director of the Divisadero Valley Improvement Association, stated that his organization had reviewed the proposal for the public housing project to be located on the southwest corner of Oak and Divisadero Streets and had concluded that that project would be one of the most creative housing projects in the State of California if it were to be constructed. He was anxious to hear the staff recommendation on that proposal.

After further discussion, the Commission decided to defer action on the Haight and Broderick Street site and to ask the staff to proceed with its presentation on the proposal involving property on the southwest corner of Oak and Divisadero Streets.

R70.83 - Proposed public housing for families and elderly, turnkey program, southwest corner of Oak and Divisadero Streets.

Robert Passmore, Planner V - Zoning, reported on this matter as follows:

"Pursuant to Sections 116.1 and 118 of the Charter, the subject referral has been received from the Housing Authority and Centurion-Rosenthal, Associated Architects (Architectural Environment, Inc.) proposing the construction under the turnkey process of 101 apartments for low-income elderly persons and 17 townhouses for low-income families on the above described site.

"The subject "L" shaped parcel which has frontages of 142.17 feet on Oak Street, 166.58 feet on Divisadero Street and 107.42 feet on Page Street, constitutes a total lot area of 38,303.15 square feet. That portion fronting on Oak Street has an area of 19,593.75 square feet and is zoned R-4; the remainder of the parcel is zoned C-2. Under this zoning a maximum of 191 dwelling units would be permitted in addition to various commercial uses. The permitted floor area ratio could be slightly more than 4.8 to 1.

"The subject site is currently occupied by a number of one- to three-floor buildings, now essentially vacant and in deteriorating condition, which had contained a mixture of commercial and residential occupancies. The exception to this general occupancy of the parcel is the single-family dwelling at 329 Divisadero Street known as the Phelps House, recently designated an Historical Landmark by the Board of Supervisors. The surrounding vicinity is characterized by ground-floor commercial uses under upper-floor residences

along Divisadero Street and medium-density residential development to the east and west of Divisadero Street. Divisadero Street and Haight Street, one block south of the subject parcel, are public transit routes.

"The proposed units for elderly persons would occupy six floors over ground-level commercial space fronting on Divisadero and Page Streets. The units for the elderly would consist primarily of studio and one-bedroom apartments. A number of the apartments would have outside balcony areas; additional outdoor living space would be provided at ground level. In addition to the kitchens provided each apartment, a central dining and kitchen area is presently proposed.

"The proposed 17 townhouse-type units for families would be two- and three-floor, two-, three- and four-bedroom homes placed on top of a parking garage fronting on Oak Street. The townhouses would be grouped around a common open space for outdoor recreation. A parking variance would be required under the present preliminary plans, but an application for such a variance has not yet been filed with the Zoning Administrator.

"Means to preserve the Phelps House have not yet been determined; however, the applicant for this turnkey project has been cooperating with City officials and others to find another site for this building. The plans proposed for the subject turnkey project do not provide space to preserve the Phelps House on the subject parcel."

Francis Centurion, architect for the proposed project, stated that two elevators would be provided for the housing units for the elderly. The elderly units on the east side of the building would have balconies, and those facing west would have access to an open area at ground level. The Community room would be constructed on the top floor of the apartment building housing the dwelling units for the elderly in order to take advantage of the view of the Bay. The townhouses would contain a mixture of two-, three- and four-bedroom residences of two or three stories in height. The townhouses would be designed as individual residences so that it would be possible to sell them at a later date as condominiums. The ground floor commercial uses beneath the apartments for the elderly had been proposed in an effort to preserve the present character of Divisadero Street and to overcome the need for relocation of commercial tenants presently housed on the site. In conclusion, he stated that the site would be fully landscaped.

Commissioner Fleishhacker stated that he was particularly pleased by the proposal for ground floor commercial uses along Divisadero Street.

The Director asked the Housing Authority's representative if the commercial uses would be permitted. Everett Heynneman, representing the Housing Authority, stated that he was confident that the Authority would be able to obtain funds from private sources for the construction of the commercial space; however, he could not be certain on that point.

along the same line as the other two, but with a different level of security. The first level would be the lowest, the second level would be the middle level, and the third level would be the highest level.

"The proposed plan for the three levels of security would be as follows: The first level would be the lowest level, the second level would be the middle level, and the third level would be the highest level. The plan would be to have a common set of rules for all three levels, but with different levels of security. The plan would be to have a common set of rules for all three levels, but with different levels of security. The plan would be to have a common set of rules for all three levels, but with different levels of security.

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Commissioner [Name] stated that he was personally involved in the plan. The plan would be to have a common set of rules for all three levels, but with different levels of security. The plan would be to have a common set of rules for all three levels, but with different levels of security. The plan would be to have a common set of rules for all three levels, but with different levels of security.

The Commission asked the [Name] to provide a statement of the plan. The plan would be to have a common set of rules for all three levels, but with different levels of security. The plan would be to have a common set of rules for all three levels, but with different levels of security. The plan would be to have a common set of rules for all three levels, but with different levels of security.

The Director stated that final plans for public housing projects are often less attractive than preliminary plans because amenities are often removed in order to stay within the budget allowed; and he wondered if the plans for the proposed project were sufficiently advanced to determine whether or not the project could be constructed as proposed. Mr. Heynneman replied that considerably more attention had been given to that factor than is usually the case; and he believed that the developer was well aware that any major changes in the proposal would result in cancellation of the project.

Commissioner Porter asked if Federal laws would permit construction of the ground floor commercial uses on the site in conjunction with the housing project. Mr. Heynneman replied in the affirmative. He emphasized that both of the projects under consideration were essentially for elderly people; and he remarked that the Housing Authority would not have accepted the sites if the proposals had been exclusively for family units.

Commissioner Ritchie asked how much parking would be provided on the subject site. Mr. Centurion replied that 20 parking spaces would be provided for the apartment units for the elderly in addition to 20 parking spaces for the family townhouses. All parking would be in a parking garage which would front on Oak Street.

Mr. Passmore remarked that the applicant's parking proposal would require a variance.

Commissioner Ritchie stated that he was extremely concerned about the disposition of the Abner Phelps House. Mr. Centurion stated that the house would be donated to the Negro Cultural and Historical Society. A new site had been set aside for the building in the Western Addition by the Redevelopment Agency; and, as soon as funds in the amount of ten or fifteen thousand dollars could be obtained, the house would be moved.

Commissioner Porter believed that it would be terribly expensive to move the house across Divisadero Street because of the great many utility wires which are located along that street.

Commissioner Ritchie suggested that both of the projects should be taken under advisement for 30 days. Mr. Heynneman stated that the Housing Authority could live with such a delay.

Mr. Centurion suggested that it might be possible for the Commission to approve the preliminary plans but to specify that final plans for the project would not be approved by the staff of the Department of City Planning unless the problem of relocating the Phelps House has been resolved at that time.

The Director recommended that the first project, involving property on Haight Street east of Broderick Street (R70.82), be taken under advisement for 30 days; and he recommended that the second project, involving property on the southwest corner of Oak and Divisadero Streets (R70.83), be approved on condition that a solution be found to the problem of relocating the Phelps House and with the understanding that the Housing Authority and the architects

for the development would continue to consult with the staff of the Department of City Planning during preparation of the final drawings.

Mr. Covington stated that WAPAC had been advised indirectly of the project to be located on the southwest corner of Oak and Divisadero Streets; and he indicated that the members of his organization were willing to support that project.

Everett Pugh, Vice President of the Divisadero Merchants Association, stated that plans for the project to be located at the southwest corner of Oak and Divisadero Streets had been reviewed at the last meeting of his Association, and those who were present had felt that the project would help to improve the neighborhood.

Harry Cox, representing PACT Inc., stated that the members of his organization had met with Mr. Centurion and the Divisadero Merchants Association on two occasions to review plans for the proposed project. They were particularly happy about the architect's proposal to include ground floor commercial uses in the project along Divisadero Street in order to maintain the continuity of the existing business district; and they were happy to give complete approval to the plans which had been developed. He felt that the project which had been designed would be extremely beautiful and that it would not at all resemble the public concept of a public housing project.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker and carried unanimously that the proposal for a Public Housing Project on Haight Street, north line, east of Broderick Street (R70.82) be taken under advisement until the meeting of December 17. Commissioner Ritchie asked that the applicant give further thought to the installation of a second elevator in the building; and he urged that attention be given to a more imaginative design for the building. He also hoped that the applicant would take advantage of the interim period to discuss his proposal with residents of the subject neighborhood.

It was then moved by Commissioner Fleishhacker, seconded by Commissioner Ritchie and carried unanimously that the Director be authorized to report that the development of Lots 4, 5, 6, 7, 8, 29, 30, 31 and 32 in Assessor's Block 1218 (R70.83) for approximately 101 dwelling units for low-income persons and 17 dwelling units for low-income families, in general conformity with the plans submitted on July 1, 1970, sheets 1 through 15, by Centurion and Rosenbaum, is in conformity with the Master Plan on the condition that the final plans for the public housing which would occupy the present site of the Phelps House would not be approved by the Department of City Planning until the relocation and preservation of the Phelps House has been resolved to the satisfaction of the City Planning Commission. The Commission also indicated that its recommendation was being made with the understanding that the Housing Authority and architects for the development would continue to consult with the Department of City Planning in preparation of final drawings.

Mr. Centurion stated that if other arrangements could not be made for relocation of the Phelps House, he would be willing to act on his own to preserve

The following information was obtained from a review of the records of the Department of the Interior, Bureau of Land Management, and the Bureau of Reclamation, and is being furnished to you for your information.

It is noted that the records of the Department of the Interior, Bureau of Land Management, and the Bureau of Reclamation, contain information regarding the acquisition of land for the purpose of establishing a national monument.

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the house; and he indicated that he would be willing to make such a commitment to the Commission in writing.

The Director presented the staff recommendation for establishing a moratorium on permanent public housing in the Western Addition with the following statement:

"In planning for public housing sites, it is important to consider the distribution of public housing in the entire community and the relationship of the proposed sites to surrounding neighborhoods. This planning principle was made explicit in the "Improvement Plan for Residence" and since publication of the plan, it has become an important consideration in the Western Addition, where there already is a concentration of public housing in the Webster/Laguna and Golden Gate/Eddy corridors.

"The following points illustrate the degree of concentration in the Western Addition:

1. 1,095 permanent public housing units are in the Western Addition Planning Area. Approximately 4.2 percent of the housing stock in the Western Addition Planning Area is permanent public housing. 1.8 percent is the comparable citywide figure recommended in the Improvement Plan distribution policy. (These figures do not include leased public housing units or moderate-priced units. One intent of the leased program is to keep public housing anonymous, therefore the location and number of these units is confidential. Moderate-priced housing units serve income groups above that served by public housing and therefore should not be included with low-rent public housing figures.)
2. Close to 19 percent of the total permanent public housing in San Francisco is in the Western Addition Planning Area. Only the South Bayshore Planning Area with 23 percent has a greater proportion of the citywide stock of public housing.
3. All the existing permanent public housing units are in the northern and eastern portions of the Western Addition and most are within 1/2-mile radius of the center of Alamo Square.
4. All the existing permanent public housing units in the Western Addition are in family projects constructed a number of years ago. The size and intensity of these projects are greater than considered desirable by contemporary standards.

The Board, and the fact that it would be willing to accept a donation to the Board of Directors.

The Board has accepted the small recommendation for a donation of \$100.00 to the Board of Directors in the amount of \$100.00.

In planning the public housing program, it is necessary to consider the location of public housing in the area. The Board has decided to build public housing in the area of the city. The Board has also decided to build public housing in the area of the city. The Board has also decided to build public housing in the area of the city. The Board has also decided to build public housing in the area of the city.

The following points illustrate the scope of the program:

1. The program will provide public housing for the poor in the city. The program will provide public housing for the poor in the city. The program will provide public housing for the poor in the city. The program will provide public housing for the poor in the city.
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"Given the existing concentration and fact that 297 additional public housing units for the elderly will be built in the Western Addition and 200 public housing units for families will be built on scattered sites in the A-2 redevelopment area, the staffs of the Housing Authority and the Department of City Planning are concerned that additional public housing not be further concentrated in this area. Moreover, some residents of the Western Addition have expressed concern over additional public housing.

"Because of this concern, it is recommended that the City Planning Commission declare a moratorium on further approval under the Master Plan of public housing in the portion of the Western Addition where the concentration of public housing is most severe. This moratorium would apply to turnkey and conventional public housing. It would not affect private units leased by the Housing Authority. Furthermore, it would not apply to the Oak/Divisadero and Page/Broderick sites, because these sites are to the southwest of the concentration of large public housing projects. The primary function of the moratorium would be to prevent further concentration of permanent public housing in neighborhoods where large, dense family projects exist.

"The moratorium concept emerged during the review of the "Improvement Plan for Residence". One recurring idea expressed during review meetings was that the public housing distribution policy should be refined to reflect special circumstances, such as concentrations of large public housing projects, within the various Planning Areas. In revising the Improvement Plan, the staffs of the Housing Authority and Department of City Planning began developing a method which took into account the size and intensity of the public housing development, the density of surrounding neighborhoods, topography, visibility of the development, and the differences between family housing and housing for the elderly. The moratorium area suggested on the map being distributed is based on these factors which provide a consistent and reliable measure of the impact of large family projects on surrounding neighborhoods,"

The Director stated that he believed the Housing Authority was in favor of the proposed moratorium; and he distributed copies of the draft resolution which he had prepared for consideration by the Commission which would establish such a policy.

It was moved by Commissioner Fleishhacker and seconded by Commissioner Rueda that the draft resolution be adopted.

Commissioner Ritchie asked if the Redevelopment Agency had taken a position regarding the proposed moratorium. The Director replied that the moratorium

When the Housing Commission was established in 1954, it was given the task of providing housing for the low-income families of the city. The Commission was organized as a department of the City Planning and Development Department, and its first action was to conduct a study of the housing needs of the city. This study was completed in 1955 and it was found that there was a serious shortage of housing for the low-income families of the city. The Commission then began to develop a program to provide housing for these families.

One of the first steps taken by the Commission was to establish a Housing Fund. This fund was created by the City of New York and it was used to finance the construction of public housing. The Commission also began to develop a program of public housing. This program was designed to provide housing for the low-income families of the city. The Commission was successful in obtaining funds from the Federal Government and the State of New York to finance the construction of public housing. The first public housing project was completed in 1956 and it was named the "New York City Housing Project". This project was a success and it proved that public housing could be a viable solution to the housing problem of the city.

The Housing Commission continued to work on the problem of housing for the low-income families of the city. It was successful in obtaining funds from the Federal Government and the State of New York to finance the construction of public housing. The Commission also began to develop a program of public housing. This program was designed to provide housing for the low-income families of the city. The Commission was successful in obtaining funds from the Federal Government and the State of New York to finance the construction of public housing. The first public housing project was completed in 1956 and it was named the "New York City Housing Project". This project was a success and it proved that public housing could be a viable solution to the housing problem of the city.

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would not affect any of the public housing projects which were contained in the Redevelopment Plan for the Western Addition.

Mr. Heynneman stated that the Improvement Plan for Residence had proposed that the number of housing units in certain neighborhoods should not exceed a certain limit unless more units of public housing were specifically requested by residents of the neighborhood; and he assumed that the proposed moratorium could be reconsidered if the situation in the Western Addition should change in the future. The Director agreed.

Mr. Covington stated that his organization, which was opposed to any more concentrated public housing developments, was willing to support the moratorium being recommended by the staff of the Department of City Planning.

Mr. Calegari stated that he, also, was in favor of the proposed moratorium; however, since the boundaries of the area which were being proposed would contain an area which is already completely saturated with public housing developments, he felt that the moratorium would have an effect somewhat like "closing the barn door after the horses have escaped". He noted that the projects which had been discussed earlier in the afternoon would be located on properties which are located outside of the moratorium area; and he hoped that the boundaries of the moratorium area could be expanded in the future.

The Director stated that Divisadero Street constitutes a physical boundary between properties to the east and west; and, after a great deal of deliberation, the staff of the Department of City Planning had concluded that the boundaries of the moratorium could not logically be extended across Divisadero Street at the present time. Nevertheless, he felt that adoption of the draft resolution and establishment of the moratorium policy would be a significant step forward.

When the question was called, the Commission voted unanimously to adopt the draft resolution as Resolution No. 6656 and to express its intention not to approve as in conformity with the Master Plan any additional public housing units in the specific portion of the Western Addition which had been recommended by the staff of the Department of City Planning. The specific area involved is delineated on maps on file in the Department of City Planning.

The meeting was adjourned at 4:20 P.M.

Respectfully submitted,

Lynn E. Pio
Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, December 3, 1970.

The City Planning Commission met pursuant to notice on Thursday, December 3, 1970, at 1:30 P.M. in the meeting room at 100 Larkin Street.

PRESENT: Walter S. Newman, President; James J. Finn, Mortimer Fleishhacker, Thomas J. Mellon, Mrs. Charles B. Porter, John Ritchie, and Hector E. Rueda, members of the City Planning Commission.

ABSENT: None

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; Edward I. Murphy, Assistant Director of Planning; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Robert Passmore, Planner V - (Zoning); Samuel Jung, Planner IV; Daniel Sullivan, Planner III - (Zoning); Patricia Peterson, Planner II; Alan Lubliner, Planner I; and Lynn E. Pio, Secretary.

Donald Canter represented the San Francisco Examiner; Lincoln Kays represented the San Francisco Chronicle.

APPROVAL OF MINUTES

It was moved by Commissioner Fleishhacker, seconded by Commissioner Rueda, and carried unanimously that the minutes of the meetings of September 28 and November 12, 1970, be approved as submitted.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, advised the Comprehensive Plan Committee of a meeting which has been scheduled for Friday, December 11 at 3:00 P.M.

The Director informed the Budget Committee of a meeting scheduled for next Thursday, December 10 at 1:00 P.M.

The Director advised the Commission that the State and National Affairs Committee of the Board of Supervisors, meeting on December 4, will consider a proposed Joint Exercise of Powers Agreement to develop plans and recommendations for a Skyline Scenic Recreation Route from the Golden Gate Bridge, along the spine of the Coast Range Mountains, to a point on Hecker Pass near Watsonville, in Santa Cruz County.

At this point in the proceedings, Commissioner Porter arrived in the meeting room and assumed her seat at the Commission table.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

DATE 01-11-2001 BY 60322 UC/LP/STP

THE FOLLOWING INFORMATION WAS OBTAINED FROM A SOURCE WHOSE CREDIBILITY HAS BEEN ESTABLISHED BY THE DIRECTOR:

ON 01-11-2001, THE SOURCE ADVISED THAT THE FOLLOWING INFORMATION WAS OBTAINED FROM A SOURCE WHOSE CREDIBILITY HAS BEEN ESTABLISHED BY THE DIRECTOR:

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The Director reported that the Planning & Development Committee of the Board of Supervisors, meeting next Tuesday, will hold a hearing to consider the feasibility and desirability of implementing the recommendation of the Redevelopment Agency that the area under the jurisdiction of the San Francisco Port Commission be declared a redevelopment area.

The Director informed the Commission that he would have to leave their meeting early in order to attend a meeting being held by the Bay Conservation & Development Commission on the Ferry Port Plaza proposal.

R70.86 Acquisition of property for mini-park program; Lot 2, Block 213, at Mason & Truett Streets.

Samuel Jung, Planner IV, reported on this matter as follows:

"Lot 2, Block 213, has a frontage of 29.5 feet on Mason Street and 80 feet on Truett Street, an alley which separates it from the Chinese Recreation Center at Mason and Washington Streets. The lot is fairly level, vacant except for a shed, and zoned R-4.

"The Committee for Better Parks and Recreation in Chinatown has endorsed the site.

"The mini-park will be financed from the Bureau of Outdoor Recreation grant and City matching funds."

Edward I. Murphy, Assistant Director of Planning, recommended that acquisition of the subject property be approved as in conformity with the Master Plan.

After discussion it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that the Director be authorized to report that the acquisition of Lot 2, Block 213, for the mini-park program is in conformity with the Master Plan.

At 1:55 P.M. President Newman announced that the meeting was recessed. Members of the Commission then proceeded to Room 202, City Hall, where they were joined by Commissioners Mellon and Ritchie, and reconvened at 2:00 P.M. for hearing of the remainder of the agenda.

CU70.90 - St. Francis Circle, northwest corner of West Portal Avenue and Sloat Boulevard.
Request for a utility installation to house Pacific Telephone & Telegraph Company's Directory Assistance Operation; in an R-1-D District.
(Under Advisement from meeting of November 5, 1970)

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1. The first step in the process of the formation of the State is the formation of the State apparatus. This is the first step in the process of the formation of the State apparatus. This is the first step in the process of the formation of the State apparatus.

1. The first group of people who are not allowed to enter the country are those who are considered to be a threat to national security. This includes anyone who is suspected of being involved in terrorism, espionage, or other activities that could harm the country's interests.

| NAME | ADDRESS | CITY | STATE | ZIP |
|------------------|------------------|--------------|-------|-------|
| Mr. J. H. Smith | 123 Main St. | Springfield | Ill. | 62761 |
| Mr. W. R. Jones | 456 Oak Ave. | Chicago | Ill. | 60601 |
| Mr. T. L. Brown | 789 Elm St. | Peoria | Ill. | 61601 |
| Mr. S. K. Davis | 101 Maple Dr. | Rockford | Ill. | 61101 |
| Mr. M. N. Wilson | 202 Pine Ln. | Decatur | Ill. | 62521 |
| Mr. L. P. Moore | 303 Cedar St. | Normal | Ill. | 62451 |
| Mr. R. Q. Taylor | 404 Birch Ave. | Urbana | Ill. | 62501 |
| Mr. Y. Z. Baker | 505 Walnut St. | Champaign | Ill. | 61821 |
| Mr. A. B. Green | 606 Spruce Dr. | Carbondale | Ill. | 62901 |
| Mr. C. D. White | 707 Ash Ln. | Macomb | Ill. | 61451 |
| Mr. E. F. Black | 808 Hickory St. | Edwardsville | Ill. | 62021 |
| Mr. G. H. Gray | 909 Willow Ave. | St. Louis | Mo. | 63101 |
| Mr. I. J. King | 1010 Cherry Dr. | St. Charles | Mo. | 63071 |
| Mr. K. L. Lee | 1111 Peach St. | St. Joseph | Mo. | 64501 |
| Mr. M. O. Hall | 1212 Plum Ln. | St. Louis | Mo. | 63101 |
| Mr. N. P. Young | 1313 Apple Ave. | St. Louis | Mo. | 63101 |
| Mr. O. Q. Reed | 1414 Orange St. | St. Louis | Mo. | 63101 |
| Mr. P. R. Cook | 1515 Grape Dr. | St. Louis | Mo. | 63101 |
| Mr. Q. S. Bell | 1616 Lemon Ln. | St. Louis | Mo. | 63101 |
| Mr. R. T. Scott | 1717 Lime St. | St. Louis | Mo. | 63101 |
| Mr. S. U. Adams | 1818 Coffee Ave. | St. Louis | Mo. | 63101 |
| Mr. T. V. Baker | 1919 Tea Dr. | St. Louis | Mo. | 63101 |
| Mr. U. W. Green | 2020 Butter St. | St. Louis | Mo. | 63101 |
| Mr. V. X. White | 2121 Sugar Ln. | St. Louis | Mo. | 63101 |
| Mr. W. Y. Black | 2222 Honey St. | St. Louis | Mo. | 63101 |
| Mr. X. Z. Gray | 2323 Milk Ave. | St. Louis | Mo. | 63101 |
| Mr. Y. A. King | 2424 Cream Dr. | St. Louis | Mo. | 63101 |
| Mr. Z. B. Lee | 2525 Ice Ln. | St. Louis | Mo. | 63101 |
| Mr. A. C. Hall | 2626 Jam St. | St. Louis | Mo. | 63101 |
| Mr. B. D. Young | 2727 Syrup Ave. | St. Louis | Mo. | 63101 |
| Mr. C. E. Reed | 2828 Butter Dr. | St. Louis | Mo. | 63101 |
| Mr. D. F. Cook | 2929 Honey Ln. | St. Louis | Mo. | 63101 |
| Mr. E. G. Bell | 3030 Sugar St. | St. Louis | Mo. | 63101 |
| Mr. F. H. Scott | 3131 Cream Ave. | St. Louis | Mo. | 63101 |
| Mr. G. I. Adams | 3232 Ice Dr. | St. Louis | Mo. | 63101 |
| Mr. H. J. Baker | 3333 Jam Ln. | St. Louis | Mo. | 63101 |
| Mr. I. K. Green | 3434 Syrup St. | St. Louis | Mo. | 63101 |
| Mr. J. L. White | 3535 Butter Ave. | St. Louis | Mo. | 63101 |
| Mr. K. M. Black | 3636 Honey Dr. | St. Louis | Mo. | 63101 |
| Mr. L. N. Gray | 3737 Sugar Ln. | St. Louis | Mo. | 63101 |
| Mr. M. O. King | 3838 Cream St. | St. Louis | Mo. | 63101 |
| Mr. N. P. Lee | 3939 Ice Ave. | St. Louis | Mo. | 63101 |
| Mr. O. Q. Hall | 4040 Jam Dr. | St. Louis | Mo. | 63101 |
| Mr. P. R. Young | 4141 Syrup Ln. | St. Louis | Mo. | 63101 |
| Mr. Q. S. Reed | 4242 Butter St. | St. Louis | Mo. | 63101 |
| Mr. R. T. Cook | 4343 Honey Ave. | St. Louis | Mo. | 63101 |
| Mr. S. U. Bell | 4444 Sugar Dr. | St. Louis | Mo. | 63101 |
| Mr. T. V. Scott | 4545 Cream Ln. | St. Louis | Mo. | 63101 |
| Mr. U. W. Adams | 4646 Ice St. | St. Louis | Mo. | 63101 |
| Mr. V. X. Baker | 4747 Jam Ave. | St. Louis | Mo. | 63101 |
| Mr. W. Y. Green | 4848 Syrup Dr. | St. Louis | Mo. | 63101 |
| Mr. X. Z. White | 4949 Butter Ln. | St. Louis | Mo. | 63101 |
| Mr. Y. A. Black | 5050 Honey St. | St. Louis | Mo. | 63101 |
| Mr. Z. B. Gray | 5151 Sugar Ave. | St. Louis | Mo. | 63101 |
| Mr. A. C. King | 5252 Cream Dr. | St. Louis | Mo. | 63101 |
| Mr. B. D. Lee | 5353 Ice Ln. | St. Louis | Mo. | 63101 |
| Mr. C. E. Hall | 5454 Jam St. | St. Louis | Mo. | 63101 |
| Mr. D. F. Young | 5555 Syrup Ave. | St. Louis | Mo. | 63101 |
| Mr. E. G. Reed | 5656 Butter Dr. | St. Louis | Mo. | 63101 |
| Mr. F. H. Cook | 5757 Honey Ln. | St. Louis | Mo. | 63101 |
| Mr. G. I. Bell | 5858 Sugar St. | St. Louis | Mo. | 63101 |
| Mr. H. J. Scott | 5959 Cream Ave. | St. Louis | Mo. | 63101 |
| Mr. I. K. Adams | 6060 Ice Dr. | St. Louis | Mo. | 63101 |
| Mr. J. L. Baker | 6161 Jam Ln. | St. Louis | Mo. | 63101 |
| Mr. K. M. Green | 6262 Syrup St. | St. Louis | Mo. | 63101 |
| Mr. L. N. White | 6363 Butter Ave. | St. Louis | Mo. | 63101 |
| Mr. M. O. Black | 6464 Honey Dr. | St. Louis | Mo. | 63101 |
| Mr. N. P. Gray | 6565 Sugar Ln. | St. Louis | Mo. | 63101 |
| Mr. O. Q. King | 6666 Cream St. | St. Louis | Mo.</ | |

1. *Phragmites australis* (Cav.) Trin. ex Steud.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), remarked that the Commission had taken the subject application under advisement from the meeting of November 5 to provide time for receipt of an opinion from the City Attorney regarding a question raised by a property owner in the subject neighborhood as to whether the Commission has the authority to act on the subject application if it could be demonstrated that another site could be used for the proposed installation. He stated that an opinion had been received from the City Attorney and mailed to the individual members of the Commission; and he indicated that Robert Kenealey of the City Attorney's office was present to comment upon the opinion.

Mr. Kenealey paraphrased the City Attorney's opinion which concluded with the following paragraph:

"You are advised, therefore, that pursuant to the provisions of the City Planning Code, the City Planning Commission has jurisdiction to hear and determine whether the conditional use as requested by the applicant Telephone Company is proper under the applicable codes. The determination of this question is one of fact to be determined by the evidence submitted to the Commission. The Pacific Telephone Company is a Public Utility and as such comes within the authorized conditional use in Section 201.2 (g) and must be given an opportunity to present evidence to demonstrate the need of this facility at the location designated herein. The Commission in its consideration of the application must consider all factors as outlined above and should exercise a sound discretion on the facts presented."

Henry Morris, representing the Pacific Telephone and Telegraph Company, advised the Commission that existing equipment has a maximum capacity of 180,000 calls per day. At the present time, the number of information calls received is running at approximately 178,500 each day; and it was estimated that the number of daily calls will reach 193,800 by the end of next year, a volume in excess of present capacity. Obviously, a new installation is needed; and the subject property had been selected for the installation because of its proximity to the main trunk cable originating at McCoppin Street, because of its proximity to the labor force, and because it is the only two acre parcel of property available at the present time. With the use of charts, he then elaborated on each of the three reasons he had cited for selection of the subject site.

Commissioner Fleishhacker asked if the Telephone Company were absolutely convinced that no alternate sites were available. Mr. Morris replied that no sites are available which would meet the three basic requirements of the Telephone Company, particularly in terms of the requirement for proximity to the main trunk line. He stated that the Telephone Company had spent 24 months searching for a suitable parcel of property for the installation.

Commissioner Fleishhacker remarked that it should be feasible for the Telephone Company to run an additional cable to another part of the city. In any case, it seemed to him that an alternate site could be adopted for the proposed installation if the subject application were to be disapproved.

Oscar Fisher, representing the West of Twin Peaks Central Council, read a letter which had been prepared by Mrs. Dorothy Feehan, Secretary of the Council, outlining meetings and discussions which had taken place regarding the subject application. The letter stated that the explanation of the proposal which had been offered by Mr. Morris of the Telephone Company had left delegates of the West of Twin Peaks Central Council with the following understanding of the proposal:

"Although the building is referred to as an 'office building' it is not a facility to which the general public will go, in fact, it will contain no public contact offices of any sort.

"The building will house the information operators and their supervisory personnel who respond when the number '411' is dialed on individual outside telephones. Said building complex will also include limited eating facilities and required resting facilities for said personnel.

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"The peak number/employees who will be working in this facility at any one time at the time of its opening is estimated as 75. Future expansion will bring this total to an estimated 'outside maximum' figure of 140.

"Seventy-five parking stalls are planned for 'on property' storage of employee vehicles.

"The building shall be approximately two stories in height. A portion of the first story shall be depressed in a pit-like area so that the roof of the building shall be at the approximate elevation of the neighboring homes on West Portal Avenue.

"The building shall be deliberately framed in such a way that the future construction of a third floor will be impossible.

"All cables and wiring shall come into the building underground, there will be no overhead wiring of any sort.

"There shall be no antennas or discs installed on the roof for radio transmission.

"Every effort will be made to screen the view of the building from the neighboring homes in both St. Francis Woods and Lakeside District. Approximately 72 'full sized' trees will be installed plus low lying and intermediate sized shrubs and plants; it is this intense landscape screen which will block the view of the buildings and parking lot.

"The parking area will be well lit through the use of low mushroom type outdoor lights.

"PT&T private security personnel will patrol the parking and building area on a twenty-four hour per day basis.

"No effort is being made to 'rezone' the subject parcel, the zoning of R-1-D is to remain; a 'Conditional Use Permit on R-1-D property' is being requested."

The letter which was read by Mr. Fisher also noted that the proposal had been considered by the St. Francis Homes Association; and it indicated that the association had taken the position that it would not oppose the application if the following demands were met:

- "(a) On basis of model displayed at meeting of 10/29/70.
- "(b) Structures not to exceed two stories in height above elevation of West Portal Avenue - no provisions for subsequent height addition.
- "(c) Adequate provision be made for necessary retaining wall together with adequate drainage along westerly line of property - this to provide adequate protection to residence properties on Ardenwood Way.
- "(d) Landscaping and maintenance of entire project with night illumination as required by Commission.

"Futher, St. Francis Wood recommends that Telephone Company seek City permission to landscape and maintain the City property adjoining the waiting station and that consideration be given to the improvement of the waiting station itself by the installation of windows on the three blind sides."

The letter concluded by stating that a meeting of the West of Twin Peaks Central Council had been held on the evening of November 23, 1970; and, when the delegates were polled by roll call, no opposition was expressed to the subject application. However, the Council did hope that the City would see fit to negotiate a "hold harmless" agreement with P.T.&T. which would allow the Telephone Company to plant and maintain the bare area between their property and the bus waiting station. Furthermore, the Council hoped that the Telephone Company would agree to install large unbreakable glass windows on the three sides of the St. Francis waiting station and that it would install intensive lighting inside the waiting station.

THAT the Board of Directors be authorized to execute the minutes and to sign the same as a Board of Directors.

It is the policy of the Board of Directors to maintain the confidentiality of the Board of Directors and to maintain the confidentiality of the Board of Directors.

The Board of Directors has authorized the Board of Directors to execute the minutes and to sign the same as a Board of Directors.

On this 1st day of November, 1970, the Board of Directors of the Board of Directors.

The Board of Directors has authorized the Board of Directors to execute the minutes and to sign the same as a Board of Directors.

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A resident of Ardenwood Way stated that several residents of the neighborhood had met prior to the Commission's meeting on November 5 to discuss the proposed development; and he indicated that only one owner of property in the area had expressed opposition to the proposal. He remarked that a highrise development had been proposed for the subject site eight or nine years ago; and the neighbors had objected strongly to that proposal. Since the proposed project would be more suitable for the site, he hoped that it would be approved.

The Secretary called attention to a letter which had been received from Leon G. Kalimos, representative of property owners on Ardenwood Way. The letter stated that property owners on the street were in favor of the subject application with the understanding that certain assurances which had been given to them by the Telephone Company would be honored. Those assurances were as follows:

- "1. The actual construction will be an exact copy of the scale model.
- "2. It is understood that the buildings will not exceed 34 feet above the level of West Portal Avenue, and not any closer than 20 feet of the property lines on Ardenwood Way.
- "3. That the Telephone Company does not plan further expansion of this facility.
- "4. Terracing of the hillside facing Ardenwood Way with proper support to guarantee there will be no earth slippage.
- "5. Suitable drainage to insure that no problems will develop from runoff from the hill to the homes on Ardenwood Way.
- "6. Landscaping that will guarantee that the maximum amount of sun and light will be retained by the homes on Ardenwood Way.
- "7. A provision for garbage disposal to be in an enclosure or so handled so as to prevent any attraction to rodents or flies. It is also desired that any such disposal not be visible to the homes.
- "8. A guarantee that our T.V. reception will not be interfered with by the new buildings, or that any adjustment made necessary by the new buildings will be corrected at the expense of the Telephone Company.
- "9. That all effort will be made to prevent the noise and fumes from the cars from annoying the homeowners.
- "10. That all effort will be made to landscape the buildings and parking lot so that the buildings are unobtrusive and as attractive as possible."

A statement of the Board of Directors was adopted and approved by the Board of Directors on the 10th day of January, 1910, and the same was filed with the Secretary of the Board of Directors. The Board of Directors also adopted and approved a resolution to the effect that the Board of Directors should not be bound by any action of the Board of Directors taken at any meeting of the Board of Directors held at any place other than the regular meeting of the Board of Directors, and the Board of Directors should not be bound by any action of the Board of Directors taken at any place other than the regular meeting of the Board of Directors.

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No one was present to speak in opposition to the subject application.

Mr. Steele remarked that the two factors to be considered by the Commission were whether the proposed facility could be deemed to be necessary on the subject site in a residential district and whether the use and the design of the installation could be considered to be appropriate for the site. While he did not doubt the need for the type of facility being proposed, he did question whether the subject site is the only one available in the vicinity of a major trunk line. He noted that the Telephone Company intended to construct two similar facilities in Daly City and San Bruno; and the fact that those facilities could be constructed outside of the City and County of San Francisco demonstrated that proximity to the McCoppin Street installation was not an important factor. The Telephone Company had also contended that no other sites of sufficient size are available; yet, if the facility could be consolidated instead of being designed as a two-floor building containing 28,000 square feet of floor area with an adjacent open parking lot for 70 vehicles, suitable locations would be available on Geary Blvd. or Ocean Avenue. While the subject site would be a desirable location for the proposed facility in terms of its proximity to the available work force, that factor alone would not satisfy the distinct code requirement of necessity; therefore, while the role of the Commission would be to determine whether use of the subject site for the proposed facility would be necessary, it was the recommendation of the staff that a determination be made that use of the subject site for the proposed facility is not necessary.

Mr. Steele stated that the staff of the Department of City Planning was also of the opinion that the proposed facility, as designed, would not be appropriate on the subject property which is zoned for residential use. He remarked that the open parking lot, which would be designed to accommodate 70 vehicles, would not be in character with the adjacent residential area; and the traffic which would be generated by the proposed use might seriously aggravate congestion in the area. In that regard, he noted that a proposal is under consideration for undergrounding certain traffic lanes at St. Francis Circle; however, detailed plans for that project, which might conflict with the proposed use of the subject site, had not yet been worked out in detail. Mr. Steele noted that the subject property is located in a beautiful section of the City; and for that reason, the location of the buildings on the site and the landscaping of the property would be extremely important from an urban design point of view. He stated that the staff of the Department of City Planning had prepared urban design terms of reference for the site in case the Commission wished to approve the application; however, since the Telephone Company had informed him that they could not consider changing their plans at this point of time, he recommended that the application be disapproved.

It was proposed that the following be adopted as the agenda for the meeting:

1. The first item on the agenda was the report of the Committee on the proposed facility. The Committee reported that it had held several meetings and had received many suggestions from the public. It had also held a public hearing on the proposed facility. The Committee recommended that the proposed facility be approved, subject to certain conditions. The Board of Directors discussed the report and the recommendations of the Committee. It was decided that the proposed facility be approved, subject to the following conditions: (a) that the proposed facility be designed in accordance with the standards of the Department of Health; (b) that the proposed facility be financed by the sale of bonds; (c) that the proposed facility be operated by a private company; and (d) that the proposed facility be subject to the supervision of the Department of Health. The Board of Directors then turned to the second item on the agenda, which was the report of the Committee on the proposed facility. The Committee reported that it had held several meetings and had received many suggestions from the public. It had also held a public hearing on the proposed facility. The Committee recommended that the proposed facility be approved, subject to certain conditions. The Board of Directors discussed the report and the recommendations of the Committee. It was decided that the proposed facility be approved, subject to the following conditions: (a) that the proposed facility be designed in accordance with the standards of the Department of Health; (b) that the proposed facility be financed by the sale of bonds; (c) that the proposed facility be operated by a private company; and (d) that the proposed facility be subject to the supervision of the Department of Health.

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Commissioner Porter remarked that the Zoning staff of the Department of City Planning consists of people whose background in San Francisco is very limited; and she noted that the subject parcel of property had been a matter of concern to residents of the subject neighborhood for a number of years. She felt that it was obvious to residents of the area that the subject property would not be developed under R-1-D or R-1 standards; and they believed that the plans which had been presented by the Pacific Telephone and Telegraph Company would protect the neighborhood against more intensive development. Therefore, they had come to speak in favor of the application. Since it seemed to her that the staff's primary reason for recommending disapproval of the application was that the Telephone Company had refused to redesign the project, she asked for a clarification of the differences of opinion between the staff of the Department of City Planning and the Telephone Company on that issue.

Mr. Steele replied that the basic differences of opinion were related to location of the building on the site and the necessity for giving definition to St. Francis Circle. He stated that placement of the parking lot adjacent to St. Francis Circle would not give definition to the Circle; and, therefore, he felt that the proposed building should be moved closer to the corner.

Commissioner Porter then asked Mr. Morris to explain why the Telephone Company felt that they could not make revisions in their plans. Mr. Morris replied that competent engineers who know more about the telephone business than the Department of City Planning had prepared plans for the project; and he felt that it was important that construction of the project should begin immediately so that telephone service in San Francisco will not encounter the problems now being faced by Eastern Cities. Yet, while it would not be possible to make the revisions which had been suggested by the staff of the Department of City Planning, the Telephone Company would be willing to meet the conditions and the demands which had been set by the various neighborhood associations involved. He informed the Commission that a traffic study had been made of the proposed project by Peat Marwick, Mitchell and Company, who had determined that the facility would not place any traffic burden on the area; and he submitted a copy of that report for the record. In conclusion, he stated that he had received a telephone call earlier in the day from Mr. Passmore of the Staff of the Department of City Planning advising him that the Director of Planning would be willing to recommend approval of the application if the Telephone Company would agree to relocate the proposed building on the site. However, he had not been willing to make such a "deal" since, in doing so, he would have broken faith with the neighborhood associations which had already responded on the basis of the original plans. Furthermore, there would be no time to redraw the plans if the facility were to be constructed before the existing lines become overloaded; and, in view of the fact that 25 to 30% of the information calls received are of an emergency nature, he felt that it was critical that the proposed facility should be completed as soon as possible.

Commissioner Mellon felt that residents of the neighborhood, wishing for the building to be as inobtrusive as possible, had supported the Telephone Company's proposal because of the design of the project which would call for depression of the first story of the building, limited height, and screening with large trees. If the building were to be moved to St. Francis Circle, it would become far more obtrusive to those who would have to live with it.

Mr. Steele remarked that a more visible building need not be more obtrusive.

Commissioner Fleishhacker, noting that previous plans had called for the undergrounding of street cars in the vicinity of St. Francis Circle, asked if those plans were still valid. Mr. Steele replied in the negative and indicated that current plans would call for the depression of certain vehicular lanes while leaving the street cars on the surface.

Commissioner Fleishhacker then asked if the proposed facility would provide information service for San Francisco for the indefinite future for if other facilities would have to be constructed on other sites as the City grows. Mr. Morris replied that the proposed facility would provide capacity for increased service for the foreseeable future. In any case, if additional facilities should be needed in the future, the availability of land might have changed by that point in time.

Commissioner Fleishhacker then asked why it would not be possible to place the proposed facility outside of the City limits of San Francisco. Mr. Morris replied that similar facilities already exist in Daly City and San Bruno; and he remarked that the Telephone Company has experienced difficulties in obtaining operators for these facilities.

Commissioner Fleishhacker asked if the Daly City and San Bruno facilities serve San Francisco exchanges. Mr. Morris replied that calls received at the McCoppin facility will be distributed to the three new facilities in Daly City, San Bruno, and on the subject site depending on which facility is the least busy.

Commissioner Fleishhacker wondered why it would not be possible to place 140 additional operators in the Daly City and San Bruno facilities instead of constructing the facility proposed for the subject site. Mr. Morris replied that it would not be possible to find enough employees to service those facilities if they were to be expanded.

Commissioner Ritchie asked how many people would be employed on the subject site. Mr. Morris replied that the operation would begin with 75 employees. Later, the number of employees working on the site at any one time would be increased to 120 or 140 people. The total payroll of the facility would include 300 employees.

Commissioner Ritchie asked how much money the proposed facility would bring to the tax rolls annually. Mr. Morris estimated that the annual taxes would be in the "six-figure category".

Commissioner Rueda asked if the Telephone Company had made an attempt to contact appropriate city agencies regarding improvement of the waiting station on St. Francis Circle. Mr. Morris responded that the matter had been discussed informally; and, as a result of those contacts, he was confident that an agreement could be reached. Commissioner Finn assured the Commission that there would be no problem in reaching an agreement on that matter.

President Newman asked if the staff's sole objection to the proposed project was based on aesthetics or whether the parking lot and possible traffic congestion were responsible in part for the staff's recommendation. Mr. Steele replied that all of those factors had influenced the staff. In addition, he questioned whether the proposed use should be located on the subject site; and he remarked that it seemed impossible to him that a suitable location for the facility could not be found in a commercial area.

President Newman then asked if the staff's primary concern would be one of aesthetics if the Commission should decide that the proposed use is appropriate for the site. Mr. Steele replied that the Staff would continue to be concerned about aesthetics, traffic congestion, access to the site, and the open parking area. While the staff had wished to discuss design criteria and relocation of the building on the site if the Commission should determine that use of the site for the proposed facility would be appropriate, the Telephone Company had already rejected that course of action, leaving the staff with no alternative but to recommend that the application be disapproved.

Mr. Fisher felt that one of the principal attributes of the Telephone Company's design was that the proposed building would be low in height and would be located away from the corner. He remarked that the entrance to St. Francis Woods resembles a park-like setting; and, if the proposed project were to be constructed as designed by the Telephone Company, it would extend the park-like atmosphere across the circle. While the staff of the Department of City Planning had objected to the parking area, residents of the neighborhood were convinced that the landscaping proposed for the parking area would give it a park-like atmosphere. Furthermore, it was unlikely that the parking area would be filled to capacity at any one time since the working shifts of the operators would probably overlap. In conclusion, he conjectured that there would be a great deal of opposition to the application if the building were to be moved closer to St. Francis Circle where it would be more obtrusive.

After further discussion, it was moved by Commissioner Mellon and seconded by Commissioner Finn that the subject application be approved.

On 10-10-1910, the following was received from the City of New York, New York, dated the 10th day of October, 1910, to the effect that the following would be the "proposed" plan:

The following is a copy of the letter from the City of New York, New York, dated the 10th day of October, 1910, to the effect that the following would be the "proposed" plan:

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Commissioner Fleishhacker felt that the application should not be approved without specific conditions. Mr. Steele stated that the staff had not drafted any conditions for consideration by the Commission since the staff recommendation was for disapproval of the application.

Commissioner Fleishhacker noted that conditions had been suggested by the neighborhood associations; and, since an indication had been given that the Telephone Company had agreed to those conditions, he felt that they should be spelled out in the Commission's resolution.

Mr. Morris confirmed that the Pacific Telephone and Telegraph Company would be willing to meet all of the conditions which had been cited in the letter which had been read by Mr. Fisher.

Commissioner Finn felt that the Commission should defer action on the application for one week to enable the staff of the Department of City Planning and the Telephone Company to work out appropriate conditions of approval.

After further discussion, Commissioner Mellon withdrew the motion on the floor. It was then moved by Commissioner Fleishhacker, seconded by Commissioner Rueda, and carried unanimously that the subject application be taken under advisement until the meeting of December 10, 1970, at 4:00 P.M. The staff was instructed to prepare a draft resolution for consideration by the Commission with conditions substantially in conformity with those contained in the letter which had been read by Mr. Fisher and which had been agreed to by the Telephone Company.

ZM70.33 - 176 Ord Street, northwest corner of 18th Street; R-3 to an R-4 District.

(Under Advisement from meeting of November 5, 1970)

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), reported on this matter as follows:

"THIS MATTER WAS TAKEN UNDER ADVISEMENT BY THE PLANNING COMMISSION BECAUSE OF CONCERN EXPRESSED BY THE COMMISSION ABOUT A PETITION THE APPLICANT STATED HE HAD FILED WITH THE APPLICATION THAT DEMONSTRATED THAT A NUMBER OF PERSONS IN THE NEIGHBORHOOD WERE IN FAVOR OF THE PROPOSED RECLASSIFICATION OF THE SUBJECT SINGLE LOT FROM R-3 TO R-4. IN FACT THE PETITION WAS NOT LEFT WITH THE DEPARTMENT AT THE TIME THE APPLICANT FILED THE APPLICATION BUT SINCE THE LAST HEARING THE APPLICANT HAS GIVEN USA PHOTOCOPY OF THAT PETITION. THE PETITION HAS 24 SIGNATURES REPRESENTING OWNERS OF 18 PROPERTIES WITHIN 300 FEET OF THE SUBJECT LOT AND THE SIGNERS DO SAY THEY ARE IN FAVOR OF RECLASSIFICATION OF THE PROPERTY TO R-4. HOWEVER, STAFF CONTACTED SEVERAL OF THE PERSONS WHO SIGNED THIS PETITION AND FOUND THAT AT LEAST THREE PERSONS DID SO UNDER THE IMPRESSION THAT NOT ONLY THE SUBJECT LOT BUT THEIR OWN R-3 ZONED LOT WOULD BE RECLASSIFIED TO R-4. AN ADDITIONAL STATEMENT

On January 7, 1970, the Board of Directors met for its regular meeting. The meeting was held in the Board Room of the company's headquarters. The meeting was presided over by the Chairman of the Board, Mr. J. H. Smith. The minutes of the previous meeting were read and approved.

The first item of business was the report of the President, Mr. J. H. Smith. He reported that the company had a successful year in 1969, with a record production and a strong financial position. He also reported that the company had received several new orders and was looking forward to a bright future in 1970.

The second item of business was the report of the Vice President, Mr. J. H. Smith. He reported that the company had a successful year in 1969, with a record production and a strong financial position. He also reported that the company had received several new orders and was looking forward to a bright future in 1970.

The third item of business was the report of the Treasurer, Mr. J. H. Smith. He reported that the company had a successful year in 1969, with a record production and a strong financial position. He also reported that the company had received several new orders and was looking forward to a bright future in 1970.

The fourth item of business was the report of the Secretary, Mr. J. H. Smith. He reported that the company had a successful year in 1969, with a record production and a strong financial position. He also reported that the company had received several new orders and was looking forward to a bright future in 1970.

There being no other business, the meeting adjourned.

Respectfully,
J. H. Smith

(Signed) J. H. Smith, Secretary

Attest:
J. H. Smith, Secretary

This is to certify that the above is a true and correct copy of the minutes of the meeting of the Board of Directors of the company, held on January 7, 1970. The minutes were read and approved by the Board of Directors.

MADE BY THE APPLICANT IN THIS CASE WAS THAT THE PROPERTY WAS ACROSS THE STREET FROM A 21-UNIT APARTMENT BUILDING. THIS IS COMPLETELY IN ERROR IN THAT THE BUILDING FACES ONLY LOW DENSITY BUILDINGS. THE STAFF MADE ITS RECOMMENDATION AT THE LAST MEETING THAT THIS MATTER BE DISAPPROVED ON THE FOLLOWING BASIS AND AS I BELIEVE CAN BE SHOWN ON THE 300 FOOT RADIUS MAP COVERING THIS CASE. THE SUBJECT LOT IS VERY SIMILAR TO OTHER R-3 ZONED LOTS IN THE VICINITY. IT IS NOT CONTIGUOUS TO ANY EXISTING R-4 DISTRICT AND IN FACT IS OVER A BLOCK AWAY FROM SUCH A DISTRICT. BOTH THE R-3 AND THE R-4 DISTRICT IN THIS AREA OF THE CITY ARE PRIMARILY DEVELOPED WITH ONE- AND TWO-FAMILY DWELLINGS INDICATING THAT THE DENSITY EVEN NOW PERMITTED HAS NOT BEEN ACHIEVED AND THAT ADDITIONAL DWELLING UNITS CAN BE ADDED TO THE HOUSING STOCK WITHOUT RECLASSIFICATION OF THIS AREA. RECLASSIFICATION OF THE SUBJECT PROPERTY IN SUCH A CASE IS TRULY SPOT ZONING AND PROVIDING THE APPLICANT WITH A BENEFIT NOT AVAILABLE TO ANY OF THE SURROUNDING PROPERTIES AND SUCH RECLASSIFICATION WOULD SIMPLY ENCOURAGE THE REQUEST BY OTHER PROPERTY OWNERS OF ANY OLD DWELLING WHICH THE OWNER FEELS WOULD BE ECONOMICALLY MORE PROFITABLE TO REPLACE THE HIGH-DENSITY APARTMENT HOUSE TO ASK FOR RECLASSIFICATION TO ALLOW SUCH INTENSIFICATION."

Richard Weigner, the applicant, stated that he had honestly believed that he had presented the original petition to the staff of the Department of City Planning. However, since the staff did not have a copy of the petition, he had brought a photocopy of it for submission with two additional signatures which he had obtained on the previous evening. He stated that the petition was worded in plain English, asking for support of the proposed reclassification on the basis of hardship; and he did not understand how anyone in the neighborhood could have misunderstood the wording. He stated that the building presently existing on the site is over one hundred years old and contains only three dwelling units with a roofing business in the basement. The present owner has had the property for approximately fifteen years and is anxious to renovate the building; however, because of high mortgage and construction costs, he could not afford to undertake such a project unless the zoning of the property were changed. Mr. Weigner stated that he would be willing to agree that any new building constructed on the site would have a height of not more than 40 feet, that it would contain no more than 7 units, and that it would provide 8 garage spaces; and he indicated that he would file a request to have the property reclassified to R-3 once the new building has been completed. In any case, he noted that some properties within a 300-foot radius of the subject site, and within a block of the site "as the crow flies", already have R-4 zoning. In conclusion, he stated that one-bedroom apartments in the new building would rent for approximately \$150.00 and that furnished studios would rent for approximately \$120.00.

Burt Schwarzschild, Vice President of the Eureka Valley Promotion Association, stated that his association has had a policy of protecting the family residential character of the neighborhood, and he remarked that there are many families living within a 300-foot radius of the subject property. He remarked that reclassification of the subject property to R-4 would constitute "spot zoning" and would create a precedent for land speculation in the area. R-4 zoning would not be compatible with existing development in the area; and a 7 unit building consisting of one-bedroom and utility units would be out of character with the neighborhood. In his opinion, the applicant was requesting a special privilege which would have a detrimental effect on the neighborhood; and he urged that the subject application be disapproved.

Mr. Weigner noted that no one had spoken in opposition to the subject application during the Commission's hearing on November 5. He also remarked that 3/4 of the property on Douglass Street, where Mr. Schwarzschild's property is located, are already zoned R-4. Furthermore, he stated that Mr. Schwarzschild lives north of Market Street in an area which is a completely different neighborhood from the Valley in which the subject property is located.

Mr. Schwarzschild stated that he lives south of Market Street.

Mr. Steele recommended that the application be disapproved. He then remarked that the existing non-conforming use roofing operation could probably be replaced with a dwelling unit without a code requirement for an additional parking space, thus giving the owner one additional unit in the existing building.

After further discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Finn, and carried unanimously that Resolution No. 6657 be adopted and that the subject application be disapproved.

ZM70.35 - Southwest corner of Scott Street & Broadway
R-1-D to an R-1 District.
(Postponed from a meeting of November 5, 1970)

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and to zoning maps to describe the subject property. He stated that the City Planning Commission had adopted Resolution No. 6561 on July 2, 1970, approving the reclassification of a large area in the Pacific Heights neighborhood, including the subject lots, from R-1 to R-1-D. When the matter was calendared for hearing before the Board of Supervisors, the owner of one of the subject properties had appeared to request that her property be deleted from the reclassification proposal. However, since the Board of Supervisors may rule only in favor of or against a resolution as submitted to it by the City Planning Commission, without modifications, the Board chose to approve the entire reclassification but to refer the subject lots back to the City Planning Commission for reconsideration.

Mrs. Joseph Libra, Director of the Hillwood Academic Day School located at 2521 Scott Street, noted that the school has been located on the subject property since 1949. She indicated that the school is involved in a broad program; and, because she had understood that the borrowing capacity of the school would be cut in half if the zoning of the property were to remain R-1-D instead of being returned to the R-1 District, she had become concerned about the financial prospects of the school. She had hoped that the school would be able to continue making a contribution to the community; and, therefore, she hoped that the subject application for reclassification of the property to R-1 would be approved.

Commissioner Ritchie asked why Mrs. Libra felt that the borrowing capacity of the school would be cut in half by the previous reclassification from R-1 to R-1-D. Mrs. Libra replied that she had received her information from a real estate appraiser who had stated that the value of the building occupying the site was inconsequential and that any loans would be made solely on the value of the lot.

Commissioner Fleishhacker asked if the school had borrowed money in the past and if it contemplated borrowing money in the future. Mrs. Libra replied that the school has a loan at the present time; and she felt that it was possible that she might wish to increase the loan in the future.

Commissioner Ritchie, remarking that other properties in the vicinity of the school had recently been sold for substantial prices, stated that he doubted that the R-1-D zoning would significantly decrease the borrowing capacity of the school.

Raymond Haas, President of the Cow Hollow Improvement Club, spoke in opposition to the subject application. He stated that his association had sponsored the original application requesting reclassification of properties in Pacific Heights from R-1 to R-1-D in order to preserve the detached single family character of the neighborhood; and he informed the Commission that a petition was being circulated to request reclassification of another block in the area from R-1 to R-1-D where only one lot had previously been given an R-1-D designation. All but two of the property owners in that block had now signed the petition. If the subject application were to be approved, its effect would be to allow subject properties to be subdivided into smaller lots or to be used for construction of an apartment building; and, since residents of the area were hoping to expand the R-1-D District within the near future, approval of the subject application would be a step in the wrong direction. In any case, reclassification of the subject properties from R-1-D to R-1 would constitute spot zoning. He believed that the building used for the Hillwood School must have some loan value in and on its self. However, if that were not the case, he did not feel that Mrs. Libra had made any argument which would set the school apart from any properties in the area which had been reclassified from R-1 to R-1-D. If the Commission were to approve the application, it would establish a precedent under which other schools could ask for similar privileges; and, in fact, it would encourage others to establish schools on their properties in order to justify reclassification requests. He urged that the subject application be disapproved.

Mrs. Malcomb Cravens, 2660 Scott Street, confirmed that most of the people in her block had signed a petition requesting that their properties be reclassified from R-1 to R-1-D.

The Secretary called attention to letters which had been received from Carlton and Ebba Gray, 2650 Pacific Avenue, and from Charles Frederick Lowrey, 2609 Scott Street, in opposition to the subject application.

Mr. Steele stated that he had discussed the loan value of the property with the City Director of Property who had indicated that the reclassification from R-1-D might well result in some diminution of the value of the property; however, he had indicated that the reclassification would certainly not decrease the value by as much as one-half. Mr. Steele remarked that the owner of the property had demonstrated no public benefit or need for the proposed reclassification; and, since the only purpose to be served by the reclassification would be to allow the lot to be divided into two parcels for the construction of two single family row houses which would be out of character with existing development in the neighborhood, he recommended that the application be disapproved.

After further discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Rueda, and carried unanimously that Resolution No. 6658 be adopted and that the subject application be disapproved.

CU70.91 - 1772 Vallejo Street, north line, 67.5 feet east of Gough Street.
Request for professional offices for attorneys within an existing building; in an R-4 District.
(Postponed from meeting of November 5, 1970)

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which is an irregularly shaped parcel with 106.17 feet frontage on Vallejo Street and with an area of approximately 13,473 square feet. He stated that the site is presently occupied by the Burr House which has been designated as an official Landmark by the Board of Supervisors under ordinance No. 103-70. In addition to the house, which is unoccupied at the present time, the site is developed with a green house, an out-house, and an old shed. He stated that the applicant had proposed to convert the existing dwelling to professional offices for attorneys and their secretaries. Off street parking for automobiles would be provided in the rear yard. The exterior of the building would not be altered; and no signs would be erected on the site.

Rubin Glickman, the applicant, stated that he hoped to purchase the subject property and use the Burr House for professional offices. He remarked that most of the site is open space at the present time; and he stated that he intended to maintain the existing character of the property. He stated that the Burr House would not accommodate more than 7 lawyers; and he indicated that he would be willing to remove one of the smaller structures, if necessary, to provide adequate parking on the rear portion of the site. In conclusion,

The Board has received a letter from the City of New York, dated March 1, 1930, in which the City Engineer has requested that the Board consider the application for a change of use of the property at 1000 East 100th Street, New York City, from a residential use to a hotel use.

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he informed the Commission that the present owner intended to attach a restriction to the deed of sale specifying that a 40-foot height limit should be observed for a period of 20 years.

Commissioner Ritchie asked the applicant if he intended to maintain the exterior of the Burr House in its present state. Mr. Glickman replied that he intended to paint the house and to improve the landscaping on the site. He noted, however, that approval of the Landmarks Preservation Advisory Board would be required for any changes affecting the external appearance of the building.

Commissioner Ritchie asked if the applicant would be willing to accept a condition in the Commission's resolution specifying that the property should be subject to a 40-foot height limit. Mr. Glickman replied that the present owner would not be willing to sell the property unless it were restricted to a 40-foot height limit.

Commissioner Ritchie then asked about which of the buildings on the site would have to be removed for parking. Mr. Glickman responded that the building in question, which is quite attractive, was used as a lavatory. He stated that he would prefer not to demolish the building; and he felt that it might be possible to remove only one side of the building, to pour a concrete slab in place of the present floor, and to use the structure as a garage.

Commissioner Ritchie then asked what access the automobiles would use to get to the parking area. Mr. Glickman replied that it might be necessary to remove some landscaping on the rear portion of the property in order to provide access for the automobiles.

Commissioner Ritchie asked if Mr. Glickman would be willing to agree that he would not demolish the Burr House. Mr. Glickman felt that he could not make such a commitment since it was impossible to foresee what might happen during the next 20 years. However, he believed that it would not be economically feasible to construct apartments on the site under a 40-foot height limit; and he stated that he did not have any intention of demolishing the building in the foreseeable future.

Commissioner Mellon asked about the age of the Burr House. Mr. Glickman replied that the house was built in 1875.

President Newman asked if the Landmarks Preservation Advisory Board has the power to prevent the owner of the building from painting it an objectionable color. Mr. Steele replied in the affirmative.

A member of the audience asked if the owner of the property would have the right to demolish the Burr House. Mr. Steele replied in the affirmative but noted that both the City Planning Commission and the Board of Supervisors could act to hold up the demolition permit for a total period of one year.

Mrs. William E. Lowell, 1806 Vallejo Street, spoke in opposition to the subject application. She felt that the residential character of the neighborhood should be preserved; and she believed that the signs which would have to be erected to identify the commercial use, as well as the traffic which would be generated by the use, would have an undesirable effect on the area.

The owner of the property located at 2518 Gough Street stated that she had purchased her property approximately six months ago; and she indicated that the attractiveness of the property was due in large part to the open space surrounding the Burr Mansion. If the subject application were to be disapproved, leaving residents of the neighborhood with no weapon other than delay of a demolition permit, she was confident that another high-rise apartment building would be constructed on the subject site. Therefore, since it was so important that the Burr House should be preserved, she urged that the subject application be approved.

Sam Kalman, co-owner of property located at 1790 Vallejo Street, stated that he did not wish to see any changes take place on the subject property; and he indicated that he was opposed to the proposal for an open parking lot on the site.

Mrs. Dorothy Unger, also a co-owner of the property at 1790 Vallejo Street, remarked that a great amount of parking space would be needed to accommodate 7 attorneys, their secretaries, and their clients. She stated that she had purchased her property for residential use; and she indicated that she would be quite unhappy if a commercial use were installed on the subject site. However, if there were no other way of preserving the Burr Mansion in its present state, her objection to the request of the applicant would not be as strong.

The Secretary called attention to letters which had been received from Mr. and Mrs. Robert G. Petersen, 1827 Vallejo Street and from Clifton C. Brinkley, 1752 Broadway, in opposition to the subject application. Both letters expressed objection to introduction of commercial uses into a residential neighborhood. The Secretary also called attention to a memorandum from Ralph Mead, Secretary of the Landmarks Preservation Advisory Board, which read as follows:

"At its meeting of December 2, 1970, the Landmarks Preservation Advisory Board unanimously endorsed the proposal shown on the plans entitled 'Burr Mansion Proposal - Prepared for Rubin Glickman by Whistler-Patri November 30, 1970' and including occupancy of all 4 floors of the house by possibly 7 attorneys offices, using up possibly 6,000 square feet of gross floor area and providing for approximately 18 off-street parking spaces."

[illegible]

and he indicated that it was proposed to the proposal for an open bidding let on the site.

Mr. Steele remarked that the subject property could be developed with 67 dwelling units if it were to be used to the maximum density permitted by the R-4 zoning District; and he felt that such a development would have a much more serious impact on traffic congestion and on the character of the neighborhood than the project being proposed. Therefore, he recommended that the application be approved subject to six specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. After summarizing the conditions, he recommended adoption of the draft resolution.

Mr. Glickman stated that the present owner of the property was attempting to preserve the Burr Mansion by selling the property to him with a 20 year height restriction; however, if the building could not be used as a professional office building, the property would more than likely be sold to a high-rise developer who would be allowed to construct 67 dwelling units and 67 parking spaces on the site. Under the circumstances, he felt that it would behoove the neighborhood to support the subject application.

Commissioner Porter, noting that Condition No. 6 of the draft resolution would allow name plaques to be erected on the property, suggested that a maximum size should be established for those plaques. Mr. Steele replied that the applicant did not intend to have any signs on the property whatsoever; however, he felt that it would be appropriate to allow the installation of small name plaques of a nominal size.

Commissioner Ritchie, noting that the conditions contained in the draft resolution did not mention the establishment of a 40-foot height limit for a period of 20 years, stated that he was anxious for that matter to be clarified. Georgiana G. Stevens, owner of the subject property, assured the Commission she would record the 40-foot height restriction on the deed of sale.

President Newman asked the applicant if he would be willing to accept a condition specifying that no signs should be installed on the property. Mr. Glickman replied that he did not like signs; and he indicated that he would not put his own name on the building. However, he preferred not to have to refuse permission to other tenants of the building to install their name plates.

Commissioner Rueda, noting that Mr. Glickman had stated that the building would be used by no more than 7 attorneys, suggested that Condition No. 1 of the draft resolution should establish that number of attorneys as a maximum. Mr. Glickman confirmed that it would be difficult to accommodate more than 7 attorneys in the building; however, if such a restriction were established, question might arise regarding the number of research people who would be allowed to work in the library. He stated that he would prefer not to have a maximum number of attorneys established in the resolution.

After further discussion, it was moved by Commissioner Rueda and seconded by Commissioner Finn that the draft resolution be adopted with a modification of Condition No. 1 to specify that the building should be used by a maximum of 7 attorneys.

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Commissioner Porter felt that the City owed Mrs. Stevens a debt of gratitude for her efforts to preserve the Burr Mansion. And she indicated that she was pleased that Mr. Glickman had had the imagination to conceive of a use which would enable the building to remain in its present state.

After further discussion, a substitute motion was offered by Commissioner Fleishhacker to adopt the draft resolution as prepared by the staff of the Department of City Planning. The motion was seconded by Commissioner Mellon. When the question was called, the Commission voted 6 to 1 to adopt Resolution No. 6659 and to approve the application subject to the conditions contained in the draft resolution which had been prepared by the staff of the Department of City Planning. Commissioners Finn, Fleishhacker, Mellon, Newman, Porter and Ritchie voted "Aye"; Commissioner Rueda voted "No".

CU70.96 - 2190 Broadway, northeast corner of Webster Street.

Request for a temporary sales office incidental to construction of a new apartment building; in an R-5 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property. He stated that the applicant had requested permission to use a trailer as a temporary sales office on the site until construction of a proposed 12 floor, 48 unit condominium apartment house begins. The trailer would be located at the southwest corner of the property.

Nathan Stritzler, project manager for the Panorama Development Company indicated that he was present to answer any questions relating to the subject application.

No one else was present to speak in favor of or in opposition of the subject application.

Mr. Steele recommended that the application be approved subject to two specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. After summarizing the two conditions, he recommended that the draft resolution be adopted.

Mr. Stritzler stated that he had no objection to the conditions which were contained in the draft resolution.

After further discussion it was moved by Commissioner Finn, seconded by Commissioner Porter, and carried unanimously that Resolution No. 6660 be adopted and that the application be approved subject to the conditions contained in the draft resolution.

November 3, 1970

Commissioner of Public Health, New York State Department of Health, Albany, New York
Dear Sir:
I am writing to you regarding the application for a license to practice as a health officer in the State of New York. The application was received by the Department of Health on October 1, 1970. The applicant is a graduate of the New York State School of Public Health, and has completed the required course work and examinations. The application is being reviewed by the Department of Health, and a decision will be made as soon as possible. If you have any questions or need further information, please contact the Department of Health at (518) 474-2000. Sincerely,
[Signature]
Commissioner of Public Health

Enclosed for the Commissioner of Public Health are two copies of the application for a license to practice as a health officer in the State of New York. The application was received by the Department of Health on October 1, 1970. The applicant is a graduate of the New York State School of Public Health, and has completed the required course work and examinations. The application is being reviewed by the Department of Health, and a decision will be made as soon as possible. If you have any questions or need further information, please contact the Department of Health at (518) 474-2000. Sincerely,
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[Signature]
Commissioner of Public Health

ZM70.37 - Southwest corner of Jarboe & Peralta Avenues
R-1 to a C-2 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), stated that a letter had been received from Donald C. McNear, Vice President and Director of Real Estate for Ad Van, the applicant, requesting that hearing of the subject application be postponed. Mr. Steele recommended that the matter be re-scheduled for hearing during the Commission's Zoning hearing to be held on January 7, 1971.

After discussion it was moved by Commissioner Mellon, seconded by Commissioner Fleishhacker, and carried unanimously that hearing of the subject application be postponed until the meeting of January 7, 1971.

At 4:10 P.M. President Newman announced a ten minute recess. The Commission reconvened at 4:20 P.M. and proceeded with hearing of the remainder of the agenda.

Commissioners Mellon and Ritchie were temporarily absent from the meeting room.

ZM70.36 - Southwest corner of Felton & Bowdoin Streets
P to an R-1 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and land zoning maps to describe the subject property which has an area of 96,000 square feet. He stated that the property is presently owned by the City and County of San Francisco and is used as a pipe yard for the Water Department. The subject application had been filed by the City's Director of Property requesting that the subject property be reclassified from P to R-1 in connection with the proposed sale of the site for private development.

Wallace Wortman, Director of Property, stated that the Public Utilities Commission had adopted a resolution in September, 1970, declaring the subject parcel of property surplus; and, subsequently, the Real Estate Department was requested to prepare the necessary legislation for sale of the property. He had worked with the staff of the Department of City Planning to determine the best zoning for the site; and they had mutually agreed that an R-1 designation would be most appropriate. He had then filed the subject application so that the property could be reclassified for resale. Once the Board of Supervisors has approved the proposed sale of the property, the property will be sold at auction to the highest bidder. Under R-1 Zoning, the lot could be developed with 32 single family residences which would probably sell for \$40,000.00 each.

At this point in the proceedings, Commissioners Mellon and Ritchie returned to the meeting room and reassumed their seats at the Commission table.

No one else was present to speak in favor of or in opposition to the subject application.

Mr. Steele remarked that proposals for the sale of City-owned property must be reviewed by the City Planning Commission on referral; and he indicated that the referral concerning the subject property had not been received in sufficient time for the staff of the Department of City Planning to have an opportunity to formulate its recommendation. Under the circumstances, he recommended that action on the reclassification request should be postponed until the referral on the sale of the property can be scheduled for review by the Commission.

After discussion, it was moved by Commissioner Fleishhacker, seconded by Commissioner Finn, and carried unanimously that the subject application be taken under advisement with the provision that the matter be rescheduled for action by the Commission no later than the regular meeting on December 17, 1970.

CU70.95 - 1035-75 Mission Street, southeast line, 185 feet northeast of 7th Street
Request for an automatic car wash in a C-3-S District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property. He stated that the property, an irregular lot with 365 foot frontage on Mission Street and 402.5 footage on Minna Street and a depth of 160 feet between the two streets, is presently used as a parking lot. The applicant had requested permission to construct an exterior automatic car wash and gasoline dispensing facility on the site.

Thomas Thacher, representing the applicant, informed the Commission that a considerable amount of time had been spent in choosing a suitable location for the type of facility being proposed. Since the subject property has frontage on both Minna and Mission Streets, good egress and ingress could be provided; and because of the size of the site, and adequate turning radius and a good traffic flow pattern could be achieved. The present lease on the site has only 12 more years to run; and he felt that the automatic car washing facility would be an excellent use for the site during the interim. He displayed a site plan which had been prepared for the project and commented upon the circulation pattern and landscaping treatment which were being proposed for the site. In conclusion, he urged that the subject application be approved.

President Newman, noting that the car washing facility would be located on the northern portion of the site, asked how the southern portion of the site would be used. Mr. Thacher replied that the southern portion of the site would continue to be used as a parking lot. President Newman then asked how many parking spaces would have to be removed to accommodate the new facility. Mr. Thacher estimated that between 110 and 120 parking spaces would be removed.

Commissioner Finn stated that he was concerned about the possibility that automobiles waiting to use the automatic car wash might stack up on Mission Street. Mr. Thacher replied that stacking room for 35 automobiles would be available on the site itself; and since his firm offers a similar facility on a lot with dimensions of only 100 feet x 150 feet in downtown Oakland without stacking problems, he was confident that the proposed facility would not create any problems in that regard.

No one else was present to speak in favor of the subject application.

Mrs. Barth, 567 Minna Street, wondered if any additional traffic would be added to Minna Street as a result of applicant's proposal. Mr. Thacher described the proposed circulation pattern for her information. Mrs. Barth then urged that "bulkheads" be installed to prevent cars parked on the subject property from rolling out into Minna Street.

Commissioner Rueda asked how much time would be required to wash a car in the proposed facility. Mr. Thacher replied that a maximum of 1½ minutes would be required for the washing of an individual car; and he indicated that cars may be placed on the conveyor belts every 30 seconds.

Melvin Mark, attorney for the estate of the Herbst brothers, requested that action on the subject application be postponed. He stated that the Herbst Estate owns a large parcel of property near 10th and Mission Streets; and while that property, which is zoned C-3-G, could not be used for a car wash at the present time because the C-3-G District had been excluded from the car wash amendment which had previously been approved by the City Planning Commission, the legislation would be referred to the City Planning Commission again so that consideration could be given to the appropriateness of allowing automatic car washes as conditional uses in C-3-G Districts. For that reason, and because of the proximity of the Herbst Estate property to the subject site, he urged that action of the subject application be postponed.

Mr. Steele stated that the City Planning Commission had sent its recommendations on the car wash amendment to the Board of Supervisors approximately 1½ years ago. The matter had been the subject of a hearing held by the Planning and Development Committee of the Board approximately 1 year ago. More recently, the Planning and Development Committee had given further consideration to the matter and had transmitted the amendment to the full Board. When the matter was before the committee, Mr. Mark had requested that the proposed legislation be returned to the City Planning Commission with the request that the Commission consider the appropriateness of allowing automatic car washes as conditional uses in C-3-G Districts also. At that time, the Committee had indicated that it would request the City Planning Commission to consider such an amendment after the original legislation had been acted upon; however, the request had not yet been received by the Department of City Planning.

Commissioner Smith stated that he was concerned about the possibility that the subject would not be able to handle the material and that the subject would be unable to handle the material. He stated that the subject would be unable to handle the material and that the subject would be unable to handle the material.

On the other hand, it was pointed out that the subject's application was not complete and that the subject's application was not complete.

Mr. Smith, in making his statement, mentioned that the subject's application was not complete and that the subject's application was not complete. He stated that the subject's application was not complete and that the subject's application was not complete.

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Mr. Smith stated that the City Planning Commission had been asked to consider the subject's application and that the subject's application was not complete. He stated that the subject's application was not complete and that the subject's application was not complete.

Commissioner Ritchie, noting that the Herbst holdings and the subject property are located at a considerable distance from each other, stated that he did not understand why Mr. Mark desired to have proposals for the two properties considered at the same time. Mr. Mark replied that the two properties are close enough to one another to raise the possibility that construction of an automatic car wash facility on one might be sufficient to serve the neighborhood; and, for that reason, he felt that the Commission should consider both proposals at the same time. He stated that he had previously worked with the staff of the Department of City Planning and had been led to believe that the C-3-G District would be included in the car wash amendment which was recommended by the City Planning Commission to the Board of Supervisors; and, since the C-3-G District had not been included in the legislation, he felt that he should be given an opportunity to "catch up" and to bring his proposal for a car wash before the Commission for consideration on an equal basis with the application presently under consideration.

Eric Altree, representative of the Wells Fargo Bank and administrator of the Herbst Estate, stated that a building permit application for the property at 10th and Mission Street had been filed in 1969. The Department of City Planning had informed him that an automatic car wash could not be approved as a principal use in an C-3-G District; however, he was told that the C-3-G District would be included in the proposed amendment which was being transmitted to the Board of Supervisors. When he discovered that the C-3-G District had not been included in the proposed legislation, the staff of the Department of City Planning had offered their apologies. However, he had been left in an embarrassing position. Later, the Board of Supervisors had agreed to request the City Planning Commission to consider an amendment to the legislation which would allow automatic car washes as conditional uses in the C-3-G District. He stated that the proposal for an automatic car wash to be located on the Herbst property had been initiated in March, 1969; and, if the C-3-G District had been included in the original legislation, the application could have come before the Commission earlier than the one presently under consideration. Under the circumstances, he hoped that the Commission would be willing to postpone its hearing of the subject application so that both matters could be heard at the same time.

Mrs. Lenchner, 335 Marina Boulevard, spoke in opposition to the subject application. She stated that traffic conditions are terrible on both Mission and Minna Streets; and she did not feel that it would be appropriate to locate an automatic car wash across from the City's main post office, which is a beautiful building.

Mr. Steele believed that the proposed automatic car wash would provide a service for people in the downtown district. In any case, if the application were not to be approved, the property would probably continue to be used as a parking lot until such time as a major building is constructed on the site; and, if such major building should be constructed, it would result in the removal of the proposed automatic car wash, also. He felt that the

proposed car wash would not be detrimental to the subject neighborhood; and, in fact, the landscaping treatment which had been proposed would improve the appearance of the site. Furthermore, since it was inevitable that the property would eventually be developed more intensively as the downtown business office district expands and as the Yerba Buena Center develops, the proposed automatic car wash would unquestionably be a temporary use of the site. He stated that he was not prepared to make any recommendation on the proposal for another automatic car wash on the Herbst property; and, in any case, the Commission could not approve such a use for that site under the present standards of City Planning Code. However, he did recommend approval of the application under consideration subject to six specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. After summarizing the conditions which were contained in the draft resolution, he recommended that the resolution be adopted.

Mr. Thacher stated that the conditions which were contained in the draft resolution were acceptable to him.

After further discussion it was moved by Commissioner Mellon and seconded by Commissioner Porter that the draft resolution be adopted.

Commissioner Fleishhacker remarked that the Commission could not commit itself one way or the other regarding the appropriateness of an automatic car wash on the Herbst property until the City Planning Code has been amended to allow automatic car washes as conditional uses in the C-3-G District.

Commissioner Ritchie stated that Mission Street between 6th and 7th Streets is a neighborhood very different from Mission Street between 10th and 11th Streets; and, since the blocks along Mission Street have a length of 700 feet, the two sites must be located more than 2500 feet from each other. Under the circumstances, he did not feel that approval of the subject application would preclude serious consideration of a proposal for a similar use on the Herbst property in the future.

Commissioner Rueda stated that he was still concerned about the possibility that automobiles leaving the proposed car wash would stack up and cause traffic congestion on Mission Street. Mr. Steele stated that the staff of the Department of City Planning would give consideration to that matter during its review of final plans for the proposed facility.

President Newman expressed a hope that the landscaping proposed for the subject site would be increased.

When the question was called, the Commission voted unanimously to adopt Resolution No. 6661 and to approve application CU70.95 subject to the conditions contained in the draft resolution.

Commissioner Porter asked if there was anything the Commission could do to speed up action on a Code amendment which would allow automatic car washes as conditional uses in the C-3-G District. Mr. Steele replied that the Commission could either wait until such time as the Board transmits a request for consideration of such an amendment or the Commission could initiate such an amendment on its own. When the staff of the Department of City Planning was considering the original car wash amendment one and one-half years ago, it had decided not to include the C-3-G District in the proposed amendment because it was felt that there was insufficient land in the district suitable for such uses except in the area north of Market Street; however, the staff now felt that there were several properties in the C-3-G District south of Market Street, and even a few properties in the district north of Market Street, which might be appropriate for automatic car wash installations.

After further discussion it was moved by Commissioner Porter and seconded by Commissioner Mellon that a resolution be adopted expressing the Commission's intention of holding a public hearing to consider a proposed amendment to the City Planning Code which would allow automatic car washes as conditional uses in C-3-G Districts.

Mr. Altree stated that he had received verbal assurance from the staff of the Department of City Planning that the C-3-G District would be included in the original car wash amendment; however, when the proposed legislation had reached the Board of Supervisors, he had found out that the C-3-G District had been omitted. Subsequently, at his request, the Board of Supervisors had indicated that it would request the City Planning Commission to consider an amendment to the ordinance which would allow automatic car washes as conditional uses in the C-3-G District.

Commissioner Porter, remarking that the issue sounded somewhat confused and in need of further study, withdrew her motion. Subsequently, it was moved by Commissioner Mellon seconded by Commissioner Ritchie and carried unanimously that Resolution No. 6662 be adopted expressing the Commission's intention of holding a public hearing on a proposed amendment to the City Planning Code which would allow automatic car washes as conditional uses in C-3-G Districts. The resolution also authorized the Zoning Administrator to set a time and place for a hearing after further study of the matter.

At this point in the proceedings, Commissioner Fleishhacker absented himself from the meeting room for the remainder of the meeting.

ZM70.38 - Parcel bounded by Market Street, Golding Lane, Corbett Avenue and 23rd Street.
R-3 to an R-3.5 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which consists of 8 lots with a total area of approximately 20,000 square feet. He stated that the lots slope down steeply from Corbett Avenue to

Market Street; and, since the Market Street frontage of the property is supported by a retaining wall up to 18 feet high, access to the site from Market Street is not possible. Under its present R-3 Zoning, the property could be developed with one dwelling unit for each 800 square feet of lot area for a total of twenty-five dwelling units. The R-3.5 District would permit one dwelling unit for each 600 square feet of lot area or for a total of thirty-three dwelling units on the site.

Ray F. Galli Jr., the applicant, stated that he had owned the subject property prior to the time that the R-3 Zoning Standards were modified by the City Planning Commission. When the Commission had created the R-3.5 Zoning District, he had hoped that the subject property would be included in that district since it met the criteria which had been recommended by the Staff of the Department of City Planning, including its proximity to the center of the city and to good transit, its location in an area of higher density development, and the attractiveness of the subject neighborhood for single people. However, while the R-3.5 District had been created more than 6 years ago, it had never been included on the zoning maps. Mr. Galli remarked that San Francisco has a very low vacancy rate; and, as a result, it was obvious that the City is in need of additional dwelling units of the type which he proposed to construct on the site. He stated that the building which he hoped to construct would not block light, air, or views from other properties; and, since he could not afford to develop the site under its present zoning, he hoped that the reclassification request would be approved.

Commissioner Mellon asked about the height of the building which Mr. Galli proposed to construct on the site. Mr. Galli replied that the R-3.5 standards would not change the 40-foot height limit of the R-3 District.

Gordon Blackey, Executive Vice President of the San Francisco Associated Home Builders, urged the Commission to implement the R-3.5 Zoning District by adding it to the City's zoning maps. He remarked that San Francisco has a severe housing shortage; and the members of his association felt that implementation of the R-3.5 District would help to overcome the housing shortage.

Ken Brandt, 973 Corbett Avenue, submitted a petition which had been signed by approximately 50 residents of the neighborhood in opposition to the subject application. He noted that most of the properties in the area are zoned either R-1 or R-3; and he remarked that R-3 development in the neighborhood had created an exceptionally high density along Corbett Avenue which is quite a narrow street and which is the primary artery which is used for access to Market Street. Given the existing zoning pattern in the neighborhood, he felt that the density allowed on the subject property should actually be reduced; and, under the circumstances, approval of the request for reclassification to R-3.5, which would increase the number of units allowed on the site by 25%, would add "insult to injury". He asked that the application be disapproved.

The first thing I noticed when I stepped out of the car was the smell of the sea. It was a salty, bracing scent that seemed to fill the air. I took a deep breath, feeling the cool air fill my lungs. The sun was shining brightly, and the water was a deep, vibrant blue. I could see the whitecaps in the distance, and the sound of the waves crashing against the shore was a constant, soothing hum. I felt a sense of peace and tranquility that I had never experienced before. It was as if the world had slowed down, and I was the only person in the universe. I walked along the beach, feeling the sand between my toes. The water was just what I needed. I had been so stressed and overwhelmed lately, and this was a perfect escape. I had heard that the beach was beautiful, and now I knew why. It was truly a magical place, and I was lucky to be here. I had found my perfect spot, and I was going to enjoy it for as long as I could. The beach was everything I needed, and I was going to make the most of it. I was going to relax, unwind, and let the worries of the world melt away. This was my chance to recharge, and I was going to take full advantage of it. The beach was a beautiful sight, and I was going to enjoy every moment of it. I was going to let the sun warm my skin, and the waves wash over me. I was going to feel the sand between my toes, and the salt water on my face. This was my chance to escape, and I was going to make the most of it. The beach was a beautiful sight, and I was going to enjoy every moment of it. I was going to let the sun warm my skin, and the waves wash over me. I was going to feel the sand between my toes, and the salt water on my face. This was my chance to escape, and I was going to make the most of it.

The second thing I noticed was the sound of the waves. It was a rhythmic, soothing sound that seemed to fill the air. I closed my eyes and listened to the waves crashing against the shore. The sound was a constant, soothing hum that seemed to fill the air. I felt a sense of peace and tranquility that I had never experienced before. It was as if the world had slowed down, and I was the only person in the universe. I walked along the beach, feeling the sand between my toes. The water was just what I needed. I had been so stressed and overwhelmed lately, and this was a perfect escape. I had heard that the beach was beautiful, and now I knew why. It was truly a magical place, and I was lucky to be here. I had found my perfect spot, and I was going to enjoy it for as long as I could. The beach was everything I needed, and I was going to make the most of it. I was going to relax, unwind, and let the worries of the world melt away. This was my chance to recharge, and I was going to take full advantage of it. The beach was a beautiful sight, and I was going to enjoy every moment of it. I was going to let the sun warm my skin, and the waves wash over me. I was going to feel the sand between my toes, and the salt water on my face. This was my chance to escape, and I was going to make the most of it.

The third thing I noticed was the feel of the sand. It was a soft, warm feel that seemed to fill the air. I walked along the beach, feeling the sand between my toes. The sand was just what I needed. I had been so stressed and overwhelmed lately, and this was a perfect escape. I had heard that the beach was beautiful, and now I knew why. It was truly a magical place, and I was lucky to be here. I had found my perfect spot, and I was going to enjoy it for as long as I could. The beach was everything I needed, and I was going to make the most of it. I was going to relax, unwind, and let the worries of the world melt away. This was my chance to recharge, and I was going to take full advantage of it. The beach was a beautiful sight, and I was going to enjoy every moment of it. I was going to let the sun warm my skin, and the waves wash over me. I was going to feel the sand between my toes, and the salt water on my face. This was my chance to escape, and I was going to make the most of it.

The fourth thing I noticed was the taste of the salt water. It was a salty, bracing taste that seemed to fill the air. I took a small sip of the water, and the taste was just what I needed. I had been so stressed and overwhelmed lately, and this was a perfect escape. I had heard that the beach was beautiful, and now I knew why. It was truly a magical place, and I was lucky to be here. I had found my perfect spot, and I was going to enjoy it for as long as I could. The beach was everything I needed, and I was going to make the most of it. I was going to relax, unwind, and let the worries of the world melt away. This was my chance to recharge, and I was going to take full advantage of it. The beach was a beautiful sight, and I was going to enjoy every moment of it. I was going to let the sun warm my skin, and the waves wash over me. I was going to feel the sand between my toes, and the salt water on my face. This was my chance to escape, and I was going to make the most of it.

The fifth thing I noticed was the sight of the horizon. It was a beautiful sight that seemed to fill the air. I looked out at the horizon, and the sun was setting. The sky was a deep, vibrant orange, and the water was a deep, vibrant blue. I could see the whitecaps in the distance, and the sound of the waves crashing against the shore was a constant, soothing hum. I felt a sense of peace and tranquility that I had never experienced before. It was as if the world had slowed down, and I was the only person in the universe. I walked along the beach, feeling the sand between my toes. The water was just what I needed. I had been so stressed and overwhelmed lately, and this was a perfect escape. I had heard that the beach was beautiful, and now I knew why. It was truly a magical place, and I was lucky to be here. I had found my perfect spot, and I was going to enjoy it for as long as I could. The beach was everything I needed, and I was going to make the most of it. I was going to relax, unwind, and let the worries of the world melt away. This was my chance to recharge, and I was going to take full advantage of it. The beach was a beautiful sight, and I was going to enjoy every moment of it. I was going to let the sun warm my skin, and the waves wash over me. I was going to feel the sand between my toes, and the salt water on my face. This was my chance to escape, and I was going to make the most of it.

Joseph Rusche, 29 Hopkins Avenue, remarked that the applicant owns other parcels of property in the immediate vicinity of the subject site; and, if the subject application were to be approved, he believed that the applicant would use the Commission's action as a "wedge" to obtain reclassification of his other lots. He noted that many small children use Corbett Avenue for access to the Twin Peaks Elementary School; and, since that street already carries a high volume of traffic, he felt that additional density should not be allowed on the subject property. Furthermore, he remarked that the soil on Twin Peaks is unstable and subject to slides. In conclusion, he stated that he had heard from reliable sources that the applicant did not intend to develop the subject property himself but to turn it over to another developer.

Mr. Galli stated that he did intend to develop the subject property himself; and he remarked that his only reason for moving his business from San Francisco was that he had run out of property. He also informed the Commission that he is presently in the process of preparing plans for the development of one of his other lots in the area under its present R-3 Zoning classification.

The Secretary called attention to letters which had been received from Roger Williams and from John M. Wilcox, 1941 Perry Avenue, Menlo Park, in opposition to the subject application.

Seven residents of the subject neighborhood who were present in the audience stood to indicate their opposition to the subject application.

Mr. Steele recommended that the subject application be disapproved. He felt that the development of the site at an R-3.5 density would be inappropriate and undesirable. The only vehicular access to the site is from Corbett Avenue, a relatively narrow winding, hilly street, designed to accommodate traffic movement of the density generated by low intensity residential occupancies. Many lots in the neighborhood are zoned R-1 and develop accordingly; and very few of the R-3 properties in the area exceed the present R-3 density standards. Reclassification of the subject parcel would encourage an increase in dwelling units and adult persons occupying the parcel with a resultant increase in building bulk and traffic generation which would be detrimental to adjacent properties. Furthermore, the reclassification would afford the applicant a special benefit not available to the owners of the other few remaining parcels of land remaining in the vicinity.

After further discussion it was moved by Commissioner Finn, seconded by Commissioner Porter, and carried unanimously that Resolution No. 6663 be adopted and that the subject application be disapproved.

There is a possibility that the results of the study may be affected by the fact that the subjects were not randomly selected. It is possible that the subjects who were selected for the study were more health conscious than the general population. This could lead to a higher rate of compliance with the study protocol and a higher rate of reporting of symptoms. However, the fact that the subjects were selected from a health fair may also indicate that they were more health conscious and more likely to report symptoms. The results of the study should be interpreted with caution.

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ZM70.39 - Burnett Avenue, east line, 58.98 feet south of Dixie Alley
R-3 to an R-3.5 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), stated that the subject application had been filed in error; and, as a result, proper legal notice had not been given to property owners within a 300-foot radius of the site. Therefore, he recommended that hearing of the subject application be postponed until the regular zoning hearing in January.

Ray F. Galli, Jr., the applicant, stated that he wished to withdraw the subject application.

After discussion it was moved by Commissioner Rueda, seconded by Commissioner Mellon, and carried unanimously that Resolution No. 6664 be adopted and that approval be given to the withdrawal of the subject application.

ZM70.40 - Southeast corner of Locksley Avenue and Warren Drive
R-3 to an R-3.5 District.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property which is an irregular parcel consisting of three lots with 75-foot frontage on Warren Drive and 85-foot frontage on Locksley Avenue. Under the present R-3 Zoning of the site, the property could be developed with one dwelling unit for each 800 square feet of lot area for a total of eleven dwelling units. The R-3.5 Zoning would permit one dwelling unit for each 600 square feet of lot area for a total of fifteen dwelling units on the site.

Ray F. Galli, Jr., the applicant, stated that most of the arguments which he had used in support of application ZM70.38 would hold true in the present instance, also. Development of the subject site under R-3.5 Zoning standards would not impair any views from neighboring residential properties. Since the site is located close to the University of California Medical Center, it would seem to meet the criteria which had been recommended by the staff of the Department of City Planning for R-3.5 Zoning; and, in addition, the requested R-3.5 Zoning would create a logical transition between adjacent R-4 and R-3 Districts.

President Newman asked how many units the applicant proposed to construct on the site. Mr. Galli stated that plans calling for 22.8 units had been drafted for the site prior to the modification of the R-3 Zoning standards; however, no work had been done on the project since that time.

No one else was present in the audience to speak in favor of or in opposition to the subject application.

1939.30 - Board of Directors, and time 2:30 p.m. at 100 West 10th Street, New York, N.Y.

Mr. J. H. Gail, President, called the meeting to order. He stated that the subject application had been filed in New York, N.Y. and that the subject application had been given a priority review in the New York office of the City Planning Commission. He stated that the subject application had been given a priority review in the New York office of the City Planning Commission.

Mr. J. H. Gail, Jr., the applicant, stated that he wished to withdraw the subject application.

After discussion it was moved by Commissioner Gail, seconded by Commissioner Gail, and carried unanimously that Resolution No. 1939.30 be adopted and that approval be given to the withdrawal of the subject application.

1939.40 - Board of Directors, and time 2:30 p.m. at 100 West 10th Street, New York, N.Y.

Mr. J. H. Gail, President, called the meeting to order. He stated that the subject application had been filed in New York, N.Y. and that the subject application had been given a priority review in the New York office of the City Planning Commission. He stated that the subject application had been given a priority review in the New York office of the City Planning Commission.

Mr. J. H. Gail, Jr., the applicant, stated that he wished to withdraw the subject application. He stated that he had been in New York, N.Y. and that he had been given a priority review in the New York office of the City Planning Commission. He stated that he had been given a priority review in the New York office of the City Planning Commission.

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Mr. Steele recommended that the subject application be approved. He noted that the subject parcel lies adjacent to an R-4 District to the north which has been developed with high-rise - high-density apartments; and he indicated that land to the south, which is zoned R-3, was developed at the pre-1964 density standard of one unit for each 400 square feet of lot area. The subject parcel and the surrounding buildings are separated from the family oriented neighborhood west of Seventh Avenue by major traffic streets; and the subject property is the only privately owned vacant parcel of land in the vicinity which is not developed to a density higher than that permitted by the current R-3 standard.

After discussion it was moved by Commissioner Porter, seconded by Commissioner Finn, and carried unanimously that Resolution No. 6665 be adopted and that the subject application be approved.

The meeting was adjourned at 5:35 P.M.

Respectfully submitted,

Lynn E. Pio

Mr. Bessie Macdonald, that the subject application is approved. He noted that the subject is a lot of 25 acres in the R-4-1 district in the north which has been developed with high-rise, high-density apartment; and he indicated that lot of 25 acres, which is about 1/2, was developed at the present density standard of one unit for each 500 square feet of lot area. The subject parcel and the surrounding buildings are situated in the vicinity of 21st Street, Avenue B, between 21st and 22nd Streets. The subject parcel is the only privately owned vacant parcel of land in the vicinity which is not developed to a density higher than that permitted by the current R-4-1 standard.

After discussion it was moved by Commissioner Barker, seconded by Commissioner Finn, and carried unanimously to a Resolution No. 665 to approve and that the subject application be approved.

The meeting was adjourned at 2:15 P.M.

Respectfully Submitted,

John W. Finn

SAN FRANCISCO

CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, December 10, 1970.

The City Planning Commission met pursuant to notice on Thursday, December 10, 1970, at 2:00 P.M. in the meeting room at 100 Larkin Street.

PRESENT: Walter S. Newman, President; Mortimer Fleishhacker, Thomas G. Miller, Mrs. Charles B. Porter, John Ritchie and Hector E. Rueda, members of the City Planning Commission.

ABSENT: John D. Crowley, member of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Peter Svirsky, Planner IV - (Zoning); Ralph Mead, Planner IV - (Zoning); Dennis Ryan, Planner III - Urban Design; and Lynn E. Pio, Secretary.

Dick Alexander represented the San Francisco Examiner; Lincoln Kayes represented the San Francisco Chronicle.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, advised the Commission that the Chinatown Citizens Advisory Committee was scheduled to hold a meeting later in the evening.

The Director reported that he had attended a meeting of the Planning and Development Committee of the Board of Supervisors on Tuesday to participate in a discussion of the Redevelopment Agency's proposal for creating a redevelopment area to develop properties under the jurisdiction of the San Francisco Port Commission. He indicated that he would prepare a memorandum for distribution to members of the Commission outlining the details of that discussion.

The Director indicated that he had received a copy of the State Highway Engineer's report on the Doyle Drive approach to the Golden Gate Bridge and that he intended to report to the Commission on the matter as soon as possible.

The Director stated that President Newman had received a letter from Hubert De Schryver, Consul General of Belgium, requesting the Department of City Planning to communicate with Presidio authorities with regard to the possibility of extending the existing stone steps at the end of Cherry Street into the Presidio for improved pedestrian access.

The Director distributed copies of a brochure which had been prepared by the Department of City Planning for the Recreation and Park Department to show the location of public facilities owned by that Department. He also read a letter from Joseph Caverly, General Manager of the Recreation and Park Department, expressing his appreciation to members of the staff of the Department of City Planning for their assistance in preparing the brochure.

R70.78 - Vacation of a portion of Princeton Street between Silliman and Felton Streets.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), reported on this matter as follows:

"The City Planning Commission on October 1, 1970, approved a planned unit development (CU70.86) for 87 townhouses in Block 5936 and a part of Block 5935 in the McLaren Park-Portola area, and the Board of Supervisors hearing an appeal on November 30, 1970, upheld the City Planning Commission's action.

"The approved plan has townhouses on 16- and 18-foot wide lots fronting on Silliman, Amherst and Felton Streets and on a new private 20-foot wide street opening from Amherst Street. The private street is a cul-de-sac in the form of a 'T', with the stem of the 'T' 340 feet long and the arms each some 70 feet long.

"The plan is based on the expectation that the greater part of Princeton Street will be vacated between Silliman and Felton Streets, where it is an unimproved 60-foot wide fee street. The petition requests the vacation of all of it for 300 feet north of Felton Street, and, for the remaining 100 feet in the block, of a 20-foot wide strip, leaving unvacated a 40-foot wide strip to give access to the developed property at the southeast corner of Silliman and Princeton Streets not owned by the petitioner. The total area requested for vacation is 20,000 square feet.

"The abutting property is all in one ownership except for the corner property already mentioned and was formerly in greenhouse use. In a previous referral (R69.60) the City Planning Commission approved the vacation of a smaller portion of Princeton Street under a somewhat different plan which has been abandoned since the approval of the planned unit development. Princeton Street in the block south of Felton Street is now developed as a cul-de-sac."

John Vlahos, attorney for Towne Properties Inc., stated that vacation of the subject street would be of great importance to the development proposed for the area. He remarked that only a small portion of the street is improved at the present time; and he emphasized that a 40-foot wide strip would remain unvacated in order to provide access to an existing house.

Edward J. Reidy, attorney for the Portola Heights Voters League, stated that he had spoken in opposition to the Planned Unit Development proposed for the site when the matter was being considered by the Board of Supervisors. He felt that the vacation of Princeton Street would have a detrimental effect on the entire area, especially since the developers would replace the 50-foot wide public street with a 20-foot wide private street to serve the new subdivision. While the Commission had approved the Planned Unit Development application contingent upon the vacation of the subject portion of Princeton Street, he noted that the developer's property alone would not total three acres without the right of way of Princeton Street; and, since properties having less than three acres cannot apply as Planned Unit Developments under the terms of the City Planning Code, he questioned the legality of the Commission's previous action approving the Planned Unit Application before the street had been vacated. Furthermore, Planned Unit Developments require the contribution of a stable neighborhood environment; and, since the 20-foot wide street proposed for the new subdivision would not be policed by the San Francisco Police Department, illegally parked automobiles would become a neighborhood problem rather than a police problem, thus creating an unstable neighborhood environment. Furthermore, the 15-foot wide lots which were being proposed for the subdivision would not be desirable. Under the circumstances, residents of the neighborhood were hopeful that the subdivision would not be developed as planned; and, since approval of the development had been made conditional upon approval of the vacation of the subject portion of Princeton Street, the Portola Heights Voters League was opposed to the street vacation, also.

Commissioner Porter asked if she were correct in her understanding that the Portola Heights Voters League was primarily opposed to the proposed development and not to the vacation of the street per se. Mr. Reidy replied in the affirmative. He also remarked that the association was not opposed to any development of the site; however, it was hoped that a better plan could be worked out for the project.

The Director recommended that the proposed vacation of the subject portion of Princeton Street be approved as in conformity with the Master Plan. He noted that the Planned Unit Development application, which had implied the closing of the subject portion of Princeton Street, had been approved by the City Planning Commission and by the Board of Supervisors; and he remarked that both bodies had been convinced that the proposed development would not be detrimental to the neighborhood. He believed that the Commission's previous action approving the Planned Unit Development application subject to the future vacation of Princeton Street had been legal; however, if the neighborhood association believed otherwise, the matter would have to be settled in the courts.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that the Director be authorized to report that the proposed vacation of a portion of Princeton Street between Silliman and Felton Streets, as shown on SUR-2870, is in conformity with the Master Plan.

LM70.4 - Consideration of proposal to designate the St. Francis Lutheran Church, 152 Church Street, as a Landmark.

Ralph A. Mead, Secretary of the Landmarks Preservation Advisory Board, summarized both the historical and architectural features of the subject building. A more detailed description is available in the case report which had previously been mailed to the members of the Commission and which is available in the files of the Department of City Planning.

The Director recommended that the proposal to designate the St. Francis Lutheran Church as a Landmark be approved.

Don E. Stover, President of the Landmarks Preservation Advisory Board, remarked that the St. Francis Lutheran Church is an important visual element in its neighborhood; and he urged the Commission to approve its designation as a Landmark.

Rev. Kangas, Pastor of the St. Francis Lutheran Church, indicated his support of the proposal to designate the church as a Landmark.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Ritchie, and carried unanimously that Resolution No. 6666 be adopted and that the proposal to designate the St. Francis Lutheran Church as a Landmark be approved.

LM70.5 - Consideration of proposal to designate the Hallidie Building, 130 Sutter Street, as a Landmark.

James T. Fousekis, attorney for the owners of the subject building, asked permission to have a court reporter transcribe the proceedings. President Newman informed Mr. Fousekis that it is the policy of the Commission to allow transcriptions to be made if it is understood that a copy of the transcription will be made available for the permanent files of the Department of City Planning. Mr. Fousekis agreed to submit a copy of the transcript to the Department of City Planning.

Ralph A. Mead, Secretary of the Landmarks Preservation Advisory Board, summarized the architectural and historical attributes of the subject building which were described in detail in the case report which had previously been sent to members of the Commission and which is available in the files of the Department of City Planning. During his presentation, he stressed the architectural importance of the subject building and distributed a list of references attesting to the importance with which the building is regarded in the field of architecture. Mr. Mead also remarked that the Hallidie Building was one of the first buildings in San Francisco to be recommended by the Landmarks Preservation Advisory Board to the State of California for inclusion in its register of Landmarks; and the State had subsequently recommended to the Federal Government that the Building be included in the National Register of Landmarks. In conclusion, Mr. Mead stated

that the City Planning Code provides for more liberal transfer of development rights from one parcel of property to adjacent parcels of property in cases where a building occupying the site has been designated as a Landmark.

At this point in the proceedings Commissioner Miller arrived in the meeting room and assumed his seat at the Commission table.

Commissioner Porter inquired about the significance of Federal and State Landmarks designation. Mr. Mead replied that the State's designation is merely honorific. Federal designation, however, provides some opportunity for obtaining preservation grants when funds are available. San Francisco's own Landmarks ordinance provides that demolition permits can be held for six months by the City Planning Commission and for an equal period of time by the Board of Supervisors.

Commissioner Porter then asked if either the State or Federal programs have restrictions against demolition. Mr. Mead replied in the negative and indicated that he had mentioned the interest of the State and Federal Governments in the building only to emphasize the historical importance of the building.

Commissioner Fleishhacker asked about the age of the Hallidie Building. Mr. Mead replied that he believed that the building had been constructed in 1918.

Commissioner Ritchie remarked that the only feature of the building which is architecturally significant is the facade; and, that being the case, he felt that it was somewhat strange that the entire big building had been recommended for designation as a Landmark.

The Director stated that the primary reasons for designation of the Hallidie Building as a landmark are its pure architectural excellence and the role which it has played as a forerunner by many years of a specific architectural style. He also remarked that the building is referred to in architectural design books more than any other building in San Francisco.

Commissioner Ritchie asked if the facade of the building, which is merely a curtain wall supported by columns, is capable of standing alone or if it could be moved and reassembled on another site. Mr. Stover replied that it would take a great deal of ingenuity to move and reassemble the facade since the curtain is constructed of metal and supported by concrete columns. However, he stated that designation of the building as a Landmark would not affect the interior of the building since San Francisco's ordinance is concerned primarily with facades. He felt that the Hallidie Building is unique in architecture; and the Landmarks Preservation Advisory Board had recommended that the building be designated as a Landmark solely on its architectural merits as opposed to a combination of aesthetic and historic value.

Robert Nerrie, representing the Northern California Chapter of the American Institute of Architects, submitted and paraphrased a letter which had been signed by Karl E. Treffinger, President of the Northern California Institute of Architects. The letter read as follows:

"The Northern California Chapter of the American Institute of Architects wholeheartedly supports the Landmarks designation of the Hallidie Building.

"This truly significant building was a precursor of contemporary curtain wall buildings. It is notable not only in its use of advanced techniques but in the sensitivity in which this technique was handled. Indeed among the many glass curtain walled structures in the country today, one would be hard pressed to find a more handsome example.

"As the rate of change accelerates and more and more of our heritage disappears, the remaining fine examples of our past take on ever greater importance. We can no longer afford to let the best examples of our architectural past be destroyed on the basis of current economic evaluation alone. The value of these structures as living examples of our culture, past and present, will increase as time goes on. Unfortunately this will be partially because they will have become so rare. We should not overlook the less tangible values that buildings of another era give to our city as a whole. The variety of scale, texture, detail and materials of the buildings of other times and styles lends much to the vitality of the urban setting. Much of that undefinable charm of which San Francisco so justly boasts is attributable to its exuberant display of fine old buildings.

"We as Architects suggest that when important structures of the past have outlived their original purpose they should be carefully evaluated to determine if imaginative restoration and renovation could not give new life to the structure. San Francisco abounds in effective examples of the wisdom of this course of action which have proven economically beneficial to the owner and the city and an enhancement of the environment for us all. The excellent renovation and addition to the Mutual Building, now Citizens Federal Savings & Loan Association, Ghiradelli Square, The Cannery, Union Street, 50 Green Street, The Icehouse, Jackson Square and the myriad renovations of private residences throughout the city are examples that immediately come to mind.

"Unfortunately we have had more examples of the opposite course of action; either tearing down of worthy structures such as the Montgomery block and the Crocker Building or desecration by insensitive remodeling such as the De Young Building, now unrecognizable as the American Savings and Loan Association.

"The Hallidie Building, probably the most important of our early 'modern' building, should be a prime candidate for imaginative interior remodeling which would bring it up to present day functional standards while retaining its irreplaceable assets of the glass wall and the Victorian Gothic Ironwork fire escapes and decorative adornment. The ground floor, a particularly gross example of insensitive remodeling, would hopefully be redone in a manner complimentary to the excellence of the facade above it.

"In Conclusion, we would like to commend the Landmarks Preservation Advisory Board on the high standards it has shown on past recommendations and we particularly concur on the recommendation of the Hallidie Building. We would hope that this designation would aid in giving the owner a deserved sense of pride in this building, a pride that all San Franciscans may share."

Mr. Nerrie stated that the members of his Association were convinced of the architectural value of the Hallidie Building; and, if the City Planning Commission should decide that the Building is not worthy of Landmark designation, he felt that the argument could then be made that there is little reason for having architecture listed as a criteria for designation in the Landmarks ordinance. He doubted that designation of the building would create an undue hardship for the owners of the property since it would take them at least six months or a year to develop plans for an important new building on the site; however, only the owners of the building were in a position to make a fair judgment in that regard. Yet, if they felt that the designation would create an undue hardship, he felt that something must be wrong with the Landmarks ordinance.

The Secretary called attention to letters which had been received from Henrick Bull, from Dorothy True Bell of the Northern District Chapter of the American Institute of Interior Designers, and from Robert Hutchinson urging that the building be designated as a Landmark.

Alan Rudy submitted a letter which had been signed by E.C. Bassett of Skidmore, Owings and Merrill. The letter remarked on the international architectural importance of the Hallidie Building and urged that the proposal to designate it as a Landmark be approved.

Francis L. Whisler, a member of the Landmarks Preservation Advisory Board, stated that the Hallidie Building is very important in the history of American architecture; and he felt that the architectural component of history should not be over looked. In reply to a question which Commissioner Ritchie had asked earlier, he stated that it might be physically possible to attach the facade of the Hallidie Building to another building; however, the facade could not stand alone.

Commissioner Ritchie stated that he would be quite upset at the prospect of Landmarks designation if he were the owner of the subject property since such designation would mean that he would have to wait a year before he would know what he could do with the property.

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Mr. Whisler felt that the year's delay would not have an exceedingly detrimental effect since anyone planning to undertake a major development on the site would have to spend at least one year in consultation with the staff of the Department of City Planning, financial consultants, architects etc. before breaking ground.

Commissioner Porter remarked that she did not question the fact that the Hallidie Building is a Landmark; however, with the exception of the Garden Court of the Sheraton Palace, no other downtown buildings have been designated as Landmarks.

James T. Fousekis, attorney for two of the owners of the subject property, stated that his clients depend upon their income from the Hallidie Building for their livelihood; and his purpose in being present was to demonstrate to the Commission the human effect of the action which it proposed to take in designating the building as a Landmark. He stated that his clients did not have plans to demolish the building; however, they were opposed to having it designated as a Landmark. He felt that Landmarks designation does involve the taking of property rights without compensation insofar as a "freeze" maybe placed on a demolition application once a building has been designated as a Landmark. In the case of the subject building, he felt that Landmarks designation would be discriminatory in that it would prevent the owners of the property from constructing a high-rise building on their commercial property while other properties in the vicinity are not so restricted; and he explained that a six month delay in issuance of a demolition permit would actually prevent construction of a new building on the site since businessmen cannot make agreements based on unknown factors. He also questioned the architectural importance of the building and suggested that someone should be asked to describe the history of the building's architectural importance in the growth of the glass-front building style.

Mr. Fousekis reiterated his contention that designation of the building as a Landmark would involve the taking of property rights since the act of designation would be tantamount to telling the owners of the property that they cannot sell the building for a new development. If someone were interested in redeveloping the entire block in which the Hallidie Building is located, they would not want to risk the uncertainty of a one year delay in issuance of a demolition permit; and, consequently, the property would be excluded from the project from the outset because of the possibility that the Government or someone else might buy the property during the interim for the purpose of preserving the building.

Mr. Fousekis advised the Commission that the Hallidie Building is heading towards obsolescence. He stated that the present tenant of the building is moving out at the present time; and an \$800,000 loan is outstanding on the building. Demolition of the building would involve lengthy administrative procedures, especially if the building were to be designated as a Landmark; and, therefore, the owners of the building viewed the proposal for the Landmarks designation with trepidation. Mr. Fousekis felt that the one page case report which had been prepared on the subject building was not sufficient to satisfy due process or to justify designation of the building as a Landmark. He stated that the present owners of

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the building were not aware of the architectural significance of the building at the time of purchase; and he questioned whether people in the community at large, excepting architects, even know of the existence of the building. Furthermore, in the case of most of the other buildings which had been designated as Landmarks, the designation had been commensurate with the zoning of the area; however, the same principle would not hold true with regard to the subject building. In conclusion, he stated that his strongest argument against the proposed designation was related to the effect which the designation would have on the people who own the building.

Commissioner Fleishhacker asked Mr. Fousekis to elaborate on his statement that designation of the subject building as a Landmark would be inconsistent with the zoning of the property. Mr. Fousekis replied that the subject property is zoned for commercial use; and the restriction against alteration of the building which would be imposed by Landmark designation would hamper utilization of the property for commercial purposes.

Commissioner Fleishhacker remarked that buildings in Jackson Square which are located on commercially zoned properties have been designated as Landmarks.

William Banker stated that he was not opposed to the Landmarks program; however, he did object to the proposal to designate the Hallidie Building as a Landmark since such designation would not only effect the owners of the building but would also hinder proper development of the block in which the building is located. He stated that the block is quite under-developed at the present time even though it is included in the C-3-0 District; and, since the Montgomery Street frontage of the block is located only 275 feet from the main BART station, he felt that more intensive development of the block was imminent. Yet, since the subject parcel of property is located in the very center of the block, designation of the site as a Landmark for the purpose of preserving the facade of the Hallidie Building would prevent inclusion of the property in any project which might be proposed for redevelopment of the entire block.

Mr. Banker stated that he had been connected with the Hallidie Building in an indirect way since 1946; and it was apparent to him that while some people might regard the owners' interest in the building as a passive interest, ownership of the building is actually somewhat like a business. And he emphasized that the owners of a business must be in a position to negotiate if they are to obtain full benefit from their property. The latest tenant of the building, the Standard Oil Company, had decided that the building is obsolete and is removing its offices to Concord; and, as a result, the owners of the building would have to spend additional money for improvements in the near future if the building is to be reoccupied. The owners of the building already have an \$800,000 loan which will become delinquent in December, 1972; and the firm which had made loan had indicated that it would not be interested in renewing the loan if the building were to be designated as a Landmark. Even if arrangements for renewal of the loan could be made, the terms would undoubtedly be quite unfavorable if the building were to be designated as a Landmark. He stated that the present owners of the building had not purchased the property because the building had been designed by Willis Polk;

rather, they had purchased the building because they were interested in going into the real estate business. Since designation of the building as a Landmark would place a cloud over that business, he urged that the proposal for Landmark designation be disapproved.

Mr. Fousekis advised the Commission that the facade of the proposed building had been changed since the time that the building was completed.

Commissioner Porter asked Mr. Banker if he would take the position that no downtown buildings should be designated as Landmarks. Mr. Banker replied in the negative. However, since all but one of the buildings in the subject block are obsolete and in need of improvement and modernization, and since designation of the Hallidie Building as a Landmark would impede the growth of the City by preventing redevelopment of the block, he felt that the Hallidie Building should not be designated as a Landmark.

President Newman remarked that a demolition permit would probably be held no longer than six months unless the Board of Supervisors wishes to take action extending the hold for an additional six months.

Mr. Banker stated that the owners of the building, being aged, do not have any plans for demolition for the building. However, potential purchasers of the property would lose interest if they were to discover that they could not obtain a final decision on the status of the property for one year.

Benjamin Swig stated that he had prevailed upon Mrs. Nidorf to buy a 55% interest in the Hallidie Building because the value of the land would continue to increase although the building is obsolete. However, if the building were to be designated as a Landmark, the same property would lose value. The present tenant is moving out of the building while continuing to pay rent against their unexpired lease because of the deficiencies of the building; and not a single offer had been forthcoming from any other prospective tenant because everyone wants a more modern building with air conditioning, etc. He stated that the Hallidie Building is the only one of its type in the City; and he indicated that no one else ever had or ever would construct a similar building because it is too impractical. Because Landmarks designation would create a terrible hardship for the owners of the building, he urged that the proposal for designation be disapproved.

Commissioner Fleishhacker remarked that the fact that no other building like the Hallidie Building exists tends to explain why the building is a Landmark. Mr. Swig stated that he had no objection to designation of buildings as Landmarks if such actions are not to the detriment of property owners. He also remarked that the City's tax revenue would be increased if the subject property were to be redeveloped. He did not feel that it was the purpose of the City Planning Commission to cause anyone to lose money, especially when there was little to be gained from such an action; and, therefore, he urged that the subject building not be designated as a Landmark.

Commissioner Porter stated that the Hallidie Building is a Landmark; yet, since official designation of the building as a Landmark might create a hardship for the owners of the property, she wondered if it would be feasible for the owners to create more flexibility for themselves by filing for a demolition permit immediately when the building has been designated as a Landmark.

Mr. Swig remarked that the present lease with the Standard Oil Company will not expire for four and one-half years. Under the circumstances, nothing could be done with the property during that period of time.

Mr. Mead remarked that demolition permits probably remain valid for only a limited period of time.

Charles Zwingman, one of the owners of the subject property, stated that he is 78 years old and that he has enough physical problems to deal with already without having to worry about his investment in the Hallidie Building. With the current lease on the building running out, and with a loan due, the prospect of having the building designated as a Landmark was not very pleasant; and he had already lost sleep over the matter. He felt that God had given us our life, our freedom, and our right to own and develop property; and he felt that designation of the building as a Landmark would bring disastrous financial consequences to the owners of the building.

Commissioner Fleishhacker, remarking that the Commission did not wish to create a hardship for anyone, asked Mr. Zwingman to elaborate on his reasons for feeling that designation of the Hallidie Building would affect him financially. Mr. Zwingman replied that he believed that Landmarks designation would prevent sale or lease of the building; and he would prefer not to have that sort of lien hanging over the property.

Commissioner Fleishhacker asked if Landmark designation would prevent the Standard Oil Company from renewing their present lease if they so desired. Mr. Fousekis replied that future occupants of the building would more than likely want to remodel the structure and add air conditioning. Commissioner Fleishhacker then asked if an air conditioning unit could be installed in the building without permission of the City Planning Commission if the building were designated as a Landmark. Mr. Stover replied that the answer to that question would depend on the decision of the Department of City Planning. He stated that the Code specifies that plans calling for "substantial" alteration of the facade of a Landmark building or for demolition of the building must be referred to the Landmarks Preservation Advisory Board for consideration; and, if neither of those circumstances prevailed, it would not be referred to the Board.

Mr. Whisler stated that it is possible to install air conditioning units without changing the facade of a building.

Mr. Swig stated that there would be no problem if it were possible to rent the building as is. However, since the building is obsolete, the only solution would be to construct a new building on the site.

Commissioner Fleishhacker asked if Mr. Swig were taking the position that the only hardship to be generated by Landmarks designation of the building would be a delay in issuance of a demolition permit. Mr. Swig replied in the affirmative and indicated that Landmark status would probably improve the chances of renting the existing building.

Mr. Zwingman disagreed with Mr. Swig. He stated that the building could not be rented unless the owners were willing to spend \$500,000 to modernize and improve the structure.

Commissioner Ritchie inquired about the expiration date of the lease presently held by the Standard Oil Company. Mr. Fousekis stated that the lease has four and one-half years to run. Commissioner Ritchie then remarked that there was little chance that the owners of the building would be able to demolish it until the lease expires.

Mr. Swig stated that an effort was being made to reach an agreement with the Standard Oil Company for cancellation of the lease.

Commissioner Ritchie remarked that it was obvious that the subject property is in a state of transition and that the owners do not know where they are going. Furthermore, the building appeared to be in no imminent danger of demolition. Under those circumstances, and since designation of the building as a Landmark might well work an economic hardship on the owners of land which is worth between \$100 and \$150 per square foot, he suggested that the Commission should defer action on the proposal to designate the building as a Landmark.

Mr. Fox, representing Mrs. Nidorf, one of the owners of the subject property, stated that he could not argue hardship on behalf of his client; however, his client did not wish to face a possible loss of \$600,000 on the property. Even if the facade of the building were to be preserved, a new building with a 1900 vintage facade would not be salable.

Mr. Fousekis corrected the record by stating that the lease held by the Standard Oil Company will not expire until December 7, 1977. He then asked if someone could explain the history of glass-front buildings.

Commissioner Fleishhacker referred Mr. Fousekis to the bibliography which had been prepared by the Staff of the Department of City Planning.

Mr. Stover stated that the research of the Landmarks Preservation Advisory Board had indicated that cast iron facade construction had taken place in St. Louis in 1910; however, the Hallidie Building was by far the most sensitively handled of the type and proved to be a forerunner of structures such as the Crown-Zellerbach Building. He also stressed that air rights may be transferred to adjacent properties more liberally in cases where buildings are designated as Landmarks; and he cited the Bank of California Building as being a classic example of that approach. He also mentioned that other buildings which are not Landmarks, such as the Mutual Benefit Life and the Bank of America, had borrowed air rights from adjacent properties.

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Mr. Mead remarked that while the Landmarks Preservation Advisory Board was recommending designation of the subject building as a Landmark on architectural grounds, the draft resolution which had been prepared for the Commission referred to the history of the building, also; and he felt that the history of architecture should not be dismissed. He emphasized that the Hallidie Building is perhaps the only building in San Francisco which has true international significance; and the glass curtain is the significant feature of the building which sets it apart from other buildings, even those which were designed by the same architect.

The Director recommended that the proposal for designation of the Hallidie Building as a Landmark be approved. He stated that the City Attorney had reviewed the Landmarks Preservation Ordinance before its adoption; and he had not found the ordinance to be discriminatory in its effect. While Mr. Fousekis had objected to the fact that the history of the building was described on a single page memorandum, the Director remarked that the Declaration of Independence is written on one page. Another statement had been made to the effect that few people know of the existence of the Hallidie Building; however, the Robie House in Chicago, which is not an old building, still represents an example of architectural excellence. The block on which the subject building is located may be underdeveloped; yet, the assumption that someone might pull together all the parcels in the block for a unified development was unlikely and not pertinent to the matter under discussion. If the matter were to be taken under advisement as recommended by Commissioner Ritchie, it was probable that an even greater hardship would be placed on the owners of the building. If the owners considered the building to be obsolete and if they have plans for tearing it down, then the Commission should have all the more reason for recommending designation of the building as a Landmark. He stated that when he had first come to San Francisco, he had walked through the Downtown area on a number of occasions and had been drawn to two buildings over and over again-- the Hallidie Building and the Mills Building. He emphasized that the only question before the Commission was whether the subject building is a Landmark; and, in his opinion, there was no question that the building is in fact a Landmark.

After further discussion it was moved by Commissioner Miller and seconded by Commissioner Fleishhacker that the proposal for designation of the Hallidie Building as a Landmark be approved.

Commissioner Ritchie stated that he had arrived at the meeting convinced that the subject building is a Landmark and that it should officially be designated as such; however, after having heard the testimony from both sides, he had begun to entertain major questions regarding the Landmarks ordinance. Under the circumstances, he felt that he could not support the motion for designation of the building as a Landmark at the present time; and he recommended that the matter be taken under advisement for consideration in January.

Commissioner Rueda stated that he, also, was prepared to vote against the motion at the present time.

Commissioner Fleishhacker remarked that a negative vote on the motion would carry with it the implication that the building is not a Landmark; and he felt that the building is a Landmark without question. If the Commission believed that the designation of the building as a Landmark might work a hardship on the owners, it was possible that the Landmarks Ordinance should be amended. His own feeling was that designation of the building as a Landmark would not work a hardship on the owners; and, in fact, the designation might have the opposite effect.

Commissioner Ritchie felt that everyone in the meeting room was in agreement that the building is a Landmark; however, in the past the Commission had deferred action on Landmark proposals when the owners had claimed that the designation would work a hardship; and, since action by the Commission would have permanent affect, subject to action by the Board of Supervisors, he felt that action on the subject proposal should be postponed.

Commissioner Porter stated that she would vote in support of the motion because the building is a Landmark; and she did not understand how anyone could say that it is not a Landmark. In any case, the matter would receive further review by the Board of Supervisors; and their action would determine whether buildings in the Downtown district can be designated as Landmarks.

President Newman remarked that the Landmarks Preservation Advisory Board, in its wisdom, had determined that the building is a Landmark and a part of our architectural heritage; and, since he believed that designation of the building as a Landmark would not create a serious hardship to the owners which could not be overcome, he intended to vote in support of the motion.

Commissioner Rueda stated that his only reason for not supporting the motion was that the designation would affect the entire building whereas the only feature of the building which is important is its facade.

When the question was called, the Commission voted 4 to 2 to adopt Resolution No. 6667 and to approve the proposal to designate the Hallidie Building as a Landmark. Commissioners Fleishhacker, Miller, Newman and Porter voted "Aye"; Commissioners Ritchie and Rueda voted "No".

LM70.6 - Consideration of proposal to designate the Bourn Mansion, 2550 Webster Street, as a Landmark.

Ralph A. Mead, Secretary of the Landmarks Preservation Advisory Board, summarized the architectural and historical attributes of the subject building which were described in detail in a case report which had previously been sent to members of the Commission and which is available in the files of the Department of City Planning.

Edward Farrah, one of the owners of the subject property, stated that he was very much in favor of the proposal to designate the Bourn Mansion as a Landmark.

No one was present to speak in opposition to the proposal.

The Director recommended that the proposal to designate Bourn Mansion as a Landmark be approved.

After discussion, it was moved by Commissioner Porter, seconded by Commissioner Ritchie, and carried unanimously that Resolution No. 6668 be adopted and that the proposal to designate the Bourn Mansion as a Landmark be approved.

LM70.7 - Consideration of proposal to designate the First Unitarian Church, Franklin Street and Geary Boulevard, as a Landmark.

Ralph A. Mead, Secretary of the Landmarks Preservation Advisory Board, summarized the architectural and historical attributes of the subject building which were described in detail in a case report which had previously been sent to members of the Commission and which is available in the files of the Department of City Planning.

1949 - 1950 - Public Hearing on the proposed new highway, 1950 - 1951

At the first meeting of the Highway Commission, held on January 1, 1950, the members of the Commission discussed the proposed new highway, 1950 - 1951, and the Commission decided to hold a public hearing on the proposed new highway, 1950 - 1951, on January 1, 1950.

The first meeting of the Highway Commission, held on January 1, 1950, was attended by the following members of the Commission: Mr. A. B. Smith, Chairman; Mr. J. B. Jones, Secretary; Mr. C. D. Brown, Treasurer; Mr. E. F. Green, Member; Mr. G. H. White, Member; Mr. I. J. Black, Member; Mr. K. L. Gray, Member; Mr. M. N. Hall, Member; Mr. O. P. King, Member; Mr. Q. R. Lee, Member; Mr. S. T. Young, Member; Mr. U. V. Wright, Member; Mr. W. X. Scott, Member; Mr. Y. Z. Adams, Member; Mr. A. B. Smith, Chairman; Mr. J. B. Jones, Secretary; Mr. C. D. Brown, Treasurer; Mr. E. F. Green, Member; Mr. G. H. White, Member; Mr. I. J. Black, Member; Mr. K. L. Gray, Member; Mr. M. N. Hall, Member; Mr. O. P. King, Member; Mr. Q. R. Lee, Member; Mr. S. T. Young, Member; Mr. U. V. Wright, Member; Mr. W. X. Scott, Member; Mr. Y. Z. Adams, Member.

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After the first meeting of the Highway Commission, held on January 1, 1950, the Commission decided to hold a public hearing on the proposed new highway, 1950 - 1951, on January 1, 1950.

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At the first meeting of the Highway Commission, held on January 1, 1950, the members of the Commission discussed the proposed new highway, 1950 - 1951, and the Commission decided to hold a public hearing on the proposed new highway, 1950 - 1951, on January 1, 1950.

Allan B. Jacobs, Director of Planning, remarked that the Landmarks Preservation Advisory Board had recommended designation of the entire complex consisting of both the new and the old buildings. However, while he felt that the design of the new building was excellent and it blended well with the old building, he could not recommend that the new building be designated as a Landmark; and he suggested that it should be considered for a Certificate of Merit instead. He did recommend that the old building be designated as a Landmark.

Commissioner Porter remarked that the new building is part of the entire complex; and she commented on the fact that New York City has designated relatively new buildings as Landmarks.

Don E. Stover, President of the Landmarks Preservation Advisory Board, stated that he had not previously been advised of the recommendation of the staff of the Department of City Planning; however, when the matter had been discussed with the members of the church, a majority of the members had voted in favor of requesting that the entire project be designated as a Landmark. He indicated that he would accept the discretion of the Commission on the issue.

Commissioner Ritchie stated that the complex entirely covers the block on which it is located; and he noted that the sarcophagus of Thomas Starr King is located adjacent to the new building. Under the circumstances, he was prepared to vote in favor of designating the entire project be designated as a Landmark.

Commissioner Fleishhacker felt that the position that had been taken by the Director was the most logical; however, since the matter did not seem to him to be one of great importance, he intended to support the motion.

President Newman stated that he, also, agreed with the recommendation of the Director; and, if he were to vote against the motion, that would be his only reason for doing so.

When the question was called, the Commission voted unanimously to adopt Resolution No. 6669 and to approve the proposal to designate the entire complex of the First Unitarian Church as a Landmark.

At 3:55 P.M. President Newman announced a five minute recess. The Commission reconvened at 4:00 P.M. and proceeded with hearing of the remainder of the agenda.

ZT70.9 - Public Hearing on proposed amendment to City Planning Code which would modify removal period for general advertising signs in the Market Street Special Sign District.

Peter Svirskey, Planner IV - Zoning, summarized a memorandum dated November 20, 1970, which had previously been mailed to members of the Commission and which had been discussed with all of the groups which had been interested in the original Market Street Ordinance. He stated that the memorandum had also been reviewed by Supervisor Mailliard and had been found to be in accord with his original intent in proposing Amendments to the Market Street Sign Ordinance. The memorandum read as follows:

"This matter has been referred to the Commission by the Board of Supervisors, at the request of Supervisor Mailliard. It is the outgrowth of arguments made by the firms maintaining billboards on Market Street, who raised the only objections to the Market Street sign district when it was enacted in April.

"Although the amendment proposal came to the Commission last summer, it was not scheduled for hearing before this time in order that there might be a series of meetings involving the Department staff, the billboard firms and the Market Street Development Project, which represents the Market Street property owners. The purpose of these meetings was to discuss the problems of the billboard firms in relation to the schedule for improvement of Market Street, and to redraft the proposed ordinance amendment so that it would be workable and unambiguous when considered by the Commission. Mr. Bernard Averbuch of the Development Project played a special role in initiating these meetings. Other groups that supported enactment of the Market Street sign district have also been contacted.

The Proposed Amendment

"This amendment would extend the life of the billboards now on Market Street in two ways: (1) it would increase the amortization period from three years, as enacted last April, to five years, meaning removal by May 18, 1975; and (2) it would also provide that if the public street and plaza improvements were not 'substantially completed' at the end of five years, then the billboards would not have to be removed until 30 days following such completion. The determination of completion would be made separately for each of five segments of Market Street set out in the amendment.

"City schedules for reconstruction of Market Street indicate that the completion date question would probably never be raised if this amendment were passed, and that the period for removal of the billboards would therefore be only five years. Work on paving and installation of street furniture will proceed as rapidly as BART construction, utilities replacement and subsidewalk basement work are completed, and installation of street trees, the final step in the reconstruction, is scheduled for the dormant season of 1972 to 1973. There also appears to be no reason for delay in the running of MUNI streetcars beneath the street by 1975.

"If, through unforeseen circumstances, the street work should be delayed and the completion date question should have to be raised in 1975 or later, this amendment is intended to provide an objective standard for determination that substantial completion has occurred. Comparison with the designated plans will show the status of the work, and the billboard firms have assured the Department staff that they would not attempt to interpret 'substantial completion' to mean installation of the last brick, the last tree or even the last type of street

furniture. On this basis, it would appear that the billboard firms and the Zoning Administrator would be able to agree as to when each segment of the street had been completed.

Basis for the Proposal

"In requesting modification of the removal period, the billboard firms have given several reasons for the extension:

- "1. Billboards represent a substantial investment, and can be distinguished from the other main category of signs to be amortized, signs with excessive projection, in that the latter occupy public property in the street area and will interfere with work on the street. Signs with excessive projection are given two years for removal.
- "2. The billboard firms feel that removal of their investment should in no case be required until work on the Market Street reconstruction has been completed, since it is this reconstruction which has given rise to the sign regulations. In this connection, five separate segments have been listed in the proposed ordinance so that delay in completion of one part of the street would not delay removal of all billboards throughout the street.
- "3. The new five year removal period is related to the investment amortization schedules of the two firms having most of the billboards on the street: Foster & Kleiser and ADVAN. Both firms use the minimum seven and one-half year amortization schedule allowed by the Internal Revenue Service. This seven and one-half year period is especially significant with regard to ADVAN, which acquired its predecessor the West Coast Advertising Company in 1968 and requires a continuation to 1975 in order to amortize its investment for tax purposes. It is expected that the billboard firms will confirm these facts about their amortization schedules in writing by the time of the Commission's hearing.
- "4. The billboard firms both have stated (and are expected to confirm in writing) that they fully intend to comply with the revised removal periods as proposed in the attached amendment, and remove all of their signs by the designated dates. As a demonstration of their sincerity in this statement, the firms have undertaken removal of the 173 billboards in residential districts, in the Civic Center and along scenic streets, all due to come down by November 21, 1970 under existing Planning Code provisions. Removal of these signs should be completed by the time of the Commission's hearing. The firms have also stated that they intend to comply with the removal requirement

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applying to billboards along much of the freeway system, which comes due in 1975. On this basis, the billboard firms can expect improved attitudes on the part of the public.

"Through these arguments and statements, the billboard firms have sought support for an amendment from the Department staff and from the Commission.

Number of Billboards Involved

"A survey last spring showed a total of 60 billboards along Market Street that were made subject to removal under the adopted ordinance. Of these 60, two have already been removed through building demolition and remodeling, and three others are coming down under the Civic Center removal requirement. Foster & Kleiser has indicated that it will voluntarily remove its two signs remaining east of Powell Street. Demolition scheduled for two other buildings will remove an additional five signs. This leaves a total of 48 signs to be amortized, of which 28 belong to Foster & Kleiser, 11 to ADVAN, and nine to miscellaneous owners.

"It is not expected that all of the 48 remaining signs would still be in place in 1975. Building demolitions, remodelings and non-renewal of sign leases will cause attrition of many of the signs. As the street trees are put in place by 1973, it is expected that some of the sign locations will be blocked and will cease to be marketable to advertisers. The number of signs that reach the ultimate removal date may therefore be considerably reduced from the present total."

Paul Hupf, representing Foster and Kleiser and ADVAN, stated that he had addressed a letter to the Planning Commission in which he had indicated his clients' endorsement of the proposed modifications. The letter read as follows:

"Both Foster & Kleiser and ADVAN, Inc. are appreciative of the consideration they have received from personnel of the Department of City Planning in recent weeks in our discussions concerning the amendment now under consideration by you.

"Preliminarily, it is necessary to state that at the outset both firms, engaged in a lawful business activity, felt it necessary to oppose the adoption of the ordinance creating the Market Street Special Sign District when it was presented earlier this year. This opposition was necessary in their judgment because the clear effect of the ordinance is to prohibit their lawful business activity within the confines of the district. Reasons for their position were presented to you and to the Board of Supervisors in previous hearings to the best of their ability. However, the ordinance as originally proposed was adopted by the Board of Supervisors.

"However, as an outgrowth of the foregoing a proposal was made by a member of the Board of Supervisors for an amendment lengthening the amortization period in the ordinance for lawfully existing general advertising signs to five years and the amendment now before you follows upon that proposal. It provides for a five-year amortization period and also provides that the work of reconstruction on Market Street be substantially completed for the amortization period to expire.

"The five-year amortization period is the only reasonable period in the present circumstances. Particular attention must be directed in this regard to ADVAN, Inc. since it acquired the properties of West Coast, its predecessor in interest, in 1968. The tables for depreciation of these properties, acceptable to the Internal Revenue Service, permit no shorter period than slightly more than seven years. The original provisions of the ordinance for amortization would not have allowed ADVAN to depreciate its costs before the expiration of such period.

"The adjustment of the amortization period as proposed in the amendment is acceptable to Foster & Kleiser and to ADVAN, Inc. and it is endorsed by them. The fullest cooperation has been shown to the City and County of San Francisco by Foster & Kleiser and ADVAN, Inc. with respect to the 1965 Sign Ordinance. We have acted in good faith in that regard and we will continue to do so in the future."

Bernard Averbuch, Executive Director of the Market Street Development Project, stated that the role of his agency is to encourage the cooperation of all parties concerned to work together towards the objective of improving Market Street. There had been only one "stumbling block" in the original Market Street Sign Ordinance legislation which had been approved by the City Planning Commission; and Supervisor Mailliard had recommended an amendment to the ordinance to overcome that objection. The Board of Directors of his association had reviewed and approved the amendments; and he urged that they be adopted.

President Newman asked Mr. Hupf if his clients felt that the proposed amortization period would be fair and equitable and if his clients intended to comply with its provisions. Mr. Hupf replied in the affirmative.

Jean Kortum, representing the California Roadside Council, stated that her organization had not taken a position in support of or in opposition to the proposed amendments. However, she was anxious to ascertain whether the billboard companies had expressed their intent to conform to the revised requirements in writing. The Director confirmed that the Commission had received a written statement to that effect from Mr. Hupf. Mrs. Kortum asked the Director if he felt that if any problems would develop with regard to definition of the phrase "substantial completion". The Director replied in the negative.

No one else was present in the audience to speak in favor of or in opposition to the proposed amendment.

The Director recommended that the proposed amendment be approved.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Rueda, and carried 5 to 1 that Resolution No. 6670 be adopted and that the proposed amendment to the City Planning Code which would modify the removal period for general advertising signs in the Market Street Special Sign District be approved. Commissioners Fleishhacker, Newman, Porter, Ritchie, and Rueda voted "Aye"; Commissioner Miller voted "No".

Commissioner Miller stated that he had voted against the motion because he felt that the amendment should have specified that the sign companies would be required to remove the billboards before the deadline indicated if certain portions of the street should be completed ahead of schedule as well as providing for an extension of the deadline if completion of portions of the street should fall behind schedule.

CU70.90 - St. Francis Circle, northwest corner of West Portal Avenue and Sloat Boulevard.

Request for a utility installation to house Pacific Telephone and Telegraph Company's Directory Assistance Operation; in an R-1-D District.

(Under Advisement from meetings of November 5 and December 3, 1970)

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), stated that the Staff of the Department of City Planning, acting on the request of the City Planning Commission, had prepared a draft resolution for approval of the subject application which contained conditions embodying the stipulations which had been recommended by the neighborhood associations and which had been agreed to by the Telephone Company. After reading the 15 conditions which were contained in the draft resolution and correcting minor clerical errors, he stated that the conditions had been reviewed by neighborhood representatives and the Pacific Telephone and Telegraph Company.

Henry Morris, representing the Pacific Telephone and Telegraph Company, stated that his firm was completely agreeable to the conditions which were contained in the draft resolution.

Oscar Fisher, representing the West of Twin Peaks Central Council, suggested that Condition No. 13 should be amended to specify that the required landscaping should also be maintained. He stated that the rest of the conditions were acceptable.

John Craig, Secretary of the St. Francis Homes Association, indicated that he was satisfied with the conditions contained in the draft resolution.

Mr. Steele, noting that the residents of the neighborhood had previously expressed concern about the possibility that the proposed project might interfere with television reception in the area, stated that he was convinced that the equipment which would be installed would not interfere with television reception; however, if any problems should develop, he was certain that the public relations office of the Pacific Telephone and Telegraph Company would be pleased to resolve the matter.

President Newman asked why the conditions which were contained in the draft resolution did not incorporate the neighborhood's recommendation that the municipal railway waiting station on St. Francis Circle be improved by the Pacific Telephone and Telegraph Company. Mr. Craig replied that the neighborhood's recommendation had been meant as a suggestion rather than as a demand. President Newman stated that he was hopeful that improvement of the waiting station would receive due consideration by the Pacific Telephone and Telegraph Company.

After further discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Porter, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6671 and that application CU70.90 be approved subject to the conditions contained in the draft resolution, as amended.

The meeting was adjourned at 4:30 P.M.

Respectfully submitted,

Lynn E. Pio
Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, December 17, 1970.

The City Planning Commission met pursuant to notice on Thursday, December 17, 1970, at 1:00 p.m. at 100 Larkin Street.

PRESENT: Walter S. Newman, President; James J. Finn, Mortimer Fleishhacker, Mrs. Charles B. Porter, John Ritchie, and Hector E. Rueda, members of the City Planning Commission.

ABSENT: Thomas J. Mellon, member of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Robert Passmore, Planner V (Zoning); and Lynn E. Pio, Secretary.

1:00 p.m. - Field Trip

Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to properties scheduled for consideration during the Zoning Hearing to be held on January 7, 1971.

2:00 p.m. - Room 282, City Hall

APPROVAL OF MINUTES

It was moved by Commissioner Fleishhacker, seconded by Commissioner Ritchie, and carried unanimously that the minutes of the meeting of November 5 and 19, 1970, be approved as submitted.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, reminded the Plan Implementation Committee (Commissioners Finn, Fleishhacker & Porter) of a meeting scheduled for next Wednesday, December 23 at 2:00 p.m.

The Commission scheduled a Special Meeting for Friday, January 8, 1971 at 9:00 a.m. for consideration of the Capital Improvement Program.

The Director reported that the Board of Permit Appeals, meeting last Monday, had refused, by a vote of 2 to 2, to overrule the Zoning Administrator in his denial of a sign permit for Holiday Inn at Kearny and Washington Streets. The sign proposed would have been at the top of the building, 300 feet above the street, whereas the height limits for signs adopted last August set a maximum of 100 feet above the street in the downtown area. The Zoning Administrator's action was supported by a variety of citizen and business groups at that hearing.

Commissioner Fleishhacker, noting that erection of the sign would have been in violation of the ordinance which had been adopted, asked how the Board of Permit Appeals could possibly have approved the permit application. R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), confirmed that the Board of Permit Appeals did not have jurisdiction over the permit application; however, in such instances, the City Attorney's office does not become involved until the Board of Permit Appeals has acted. If the permit application had been approved by the Board of Permit Appeals, he would have asked the City Attorney if he was obliged to issue the permit on the basis of the Board of Permit Appeals' action; and he would have been advised by the City Attorney that he could not be forced to commit an illegal act.

Commissioner Porter remarked that the Holiday Inn is being constructed under the auspices of the San Francisco Redevelopment Agency; and, since the Agency had always been extremely careful about signs, she wondered why the sign application had been filed in the first place. The Director replied that the staff of the Redevelopment Agency had been opposed to the proposed sign; and it seemed that the contractor had taken it upon himself to file the permit application without their knowledge or consent.

The Director then recommended adoption of a draft resolution which would authorize him to execute an agreement with Sedway/Cooke to undertake a special planning project for the Chinatown area. After discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Rueda, and carried unanimously that the draft resolution be adopted as City Planning Resolution No. 6672.

CU70.32 - 2103 Scott Street; Lot 9 in Block 1003; in an R-4 Zoning District.
Request for extension of termination date for non-conforming use
from May 2, 1970 to May 2, 1980.
(Under Advisement from meeting of August 27, 1970)

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), referred to land use and zoning maps to describe the subject property. He stated that he had conducted a public hearing to consider the applicant's request for extension of the non-conforming commercial status from May 2, 1970 to May 2, 1980; and, subsequently, the matter had been heard by the City Planning Commission on August 27, 1970. At that time, the building was unoccupied; and the Commission had voted to take the matter under advisement until such time as the applicant had found a prospective tenant for the property. The owner of the property had now located a prospective tenant, a real estate agent, who proposed to use the building in conjunction with one other person; and the applicant had requested that the matter be returned to the Commission's agenda. Mr. Steele stated that the building occupying the site had been erected in 1890; and he indicated that it had been used commercially during most of its existence.

The Secretary read a telegram which had been received from D.C. Lundy, President of the Alta Plaza Improvement Association, in opposition to the subject application.

No one was present in the audience to speak in opposition to the application.

Mr. Steele recommended that the conditional use status of the property be extended until May 2, 1975 instead of the 10 year period which had been requested by the applicant. He distributed copies of a draft resolution which he had prepared for approval of the five year extension of the non-conforming commercial status subject to five conditions; and, after reviewing those conditions, he recommended that the draft resolution be adopted.

During the course of Mr. Steele's presentation, Commissioner Finn arrived in the meeting room and assumed his seat at the Commission Table.

Sam Manley, the applicant, stated that the conditions contained in the draft resolution were acceptable to him.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Finn, and carried 5 - 1 that the draft resolution be adopted as City Planning Commission Resolution No. 6673 and that the application be approved for a five year period subject to the conditions which were contained in the draft resolution. Commissioners Finn, Fleishacker, Porter, Ritchie, and Rueda voted "Aye"; Commissioner Newman voted "No".

R70.82 - Proposed public housing for family & elderly, turnkey program, Haight Street, north line, east of Broderick Street.
(Under Advisement from meeting of November 19, 1970)

Allan B. Jacobs, Director of Planning, stated that interested neighborhood groups had not yet had an opportunity to review the revised plans for the proposed facility; and, therefore, he recommended that the matter be taken under advisement until the meeting of January 14, 1971. He stated that the Housing Authority had indicated that it was agreeable to the continuance.

After discussion it was moved by Commissioner Porter, seconded by Commissioner Fleishacker, and carried unanimously that the subject referral be continued under advisement until the meeting of January 14, 1971.

R70.88 - Sale of Property - Portion of University Mound Reservoir site, being portions of Lot 2, Block 5973.

ZM70.36 - Southwest corner of Felton & Bowdoin Streets.
P to an R-1 District
(Under Advisement from meeting of December 3, 1970)

Robert Passmore, Planner V (Zoning), referred to land use and zoning maps to describe the subject property. He stated that the application for reclassification of the property from P to R-1 had been taken under advisement from the meeting of December 3, 1970, to enable the Commission to consider both the reclassification of the property from P to R-1 had been taken under

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advisement from the meeting of December 3, 1970, to enable the Commission to consider both the reclassification request and the referral on the sale of the property by the City at the same time. He indicated that the referral on the sale of the property had been received from the Director of Property; and he reported on the matter as follows:

"The subject 2.2. acre property, zoned P and presently used as a pipe storage yard by the Water Department, has been declared surplus to the needs of the Water Department.

"The property is at the northeast corner of the University Mound Reservoir, which covers approximately 34.3 acres. Southwest of the Reservoir is John McLaren Park. All other property in the vicinity is zoned R-1 and developed with single-family homes. On October 1, 1970, the City Planning Commission approved a single-family townhouse development approximately 3 blocks to the west of the site. A planned unit development with apartments authorized by the Planning Commission in 1961 has already been partially developed one block east at Hamilton and Burrows Streets. Portola Playground is approximately one block away to the northeast. The Portola University Mound area is served by the Hillcrest Elementary School northwest of the subject site, the E.R. Taylor Elementary and Portola Junior High Schools to the east, and the Woodrow Wilson High School to the south.

"As a companion case to this referral is Application No. ZM70.36 requesting change of the zoning of the subject property from an P (Public Use) district to an R-1 (One-Family Residential) district.

"The subject property was one of several parcels of land owned by the Water Department for which sale was proposed and referred to the Planning Commission for Master Plan review in February 1964; however at the request of the Public Utilities Commission that referral was taken under indefinite advisement by the Commission."

The Director recommended that he be authorized to report that the sale of the subject property is in conformity with the Master Plan so long as such sale is contingent upon development of the site with single family homes compatible with the facing R-1 zoned and developed neighborhood. He stated that the Department of City Planning had reviewed with appropriate City Officials alternate City uses for the surplus property for such purposes as education and recreation; and the Department had determined that such alternate uses are not as desirable as the use of the site to add to the City's seriously needed family housing stock. He recommended that a preference should be given to development of the property with moderate and low-cost homes. He noted that the subject site is ideally suited for residential development since it

is completely level and has two street frontages. The frontage on the north-side along Felton Street, however, is approximately 20 feet higher than the street grade; and the frontage of the property along Bowdoin Street on the east ranges from level to about 20 feet above street grade. He stated that the residential density permitted on the site and the general character of the residential development would be controlled by the zoning Classification which would be applied to the site if it were to be sold.

Commissioner Porter asked if the site could be developed as a Planned Unit Development. Mr. Passmore replied in the affirmative, noting, however, that the staff of the Department of City Planning was recommending that the site be used only for single family houses.

Commissioner Fleishhacker, remarking that the Director's recommendation was that the site should be developed with single family homes compatible with the facing R-1 zoned and developed neighborhood, asked how that compatibility would be established. The Director replied that the Commission would decide whether the houses proposed for the site would be compatible with the surrounding neighborhood if the property were to be developed as a Planned Unit Development.

Commissioner Finn stated that the Public Utilities Commission had determined that the subject property is surplus to the needs of the Water Department; and, thus, they wished to have the property returned to the tax rolls. Based on the estimate of the Director of Property, the Public Utilities Commission expected to receive between \$196,000 and \$200,000 for the property. He stated that the Public Utilities Commission was not concerned about the ultimate use of the site.

Commissioner Fleishhacker questioned the necessity of including the requirement for compatibility with the adjacent neighborhood in the recommendation of the Commission. The Director replied that he would be willing to delete that requirement from his recommendation since the character of development allowed on the site would be governed by the zoning classification to be assigned to it by the Commission.

Wallace Wortman, Director of Property, indicated that he was present to answer any questions which might be raised by members of the Commission regarding the proposed sale of the subject property.

After further discussion it was moved by Commissioner Rueda, seconded by Commissioner Finn, and carried unanimously that the Director be authorized to report that the sale of the subject portion of Lot 2 in Block 5973 is in conformity with the Master Plan.

The Director then distributed copies of a draft resolution which he had prepared to approve the proposal to reclassify the subject property from P to R-1; and he recommended that the draft resolution be adopted by the Commission.

After discussion it was moved by Commissioner Finn, seconded by Commissioner Porter, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6674 and that application ZM70.36 be approved.

R70.87 - Proposed vacation of Miles Street north of California Street.

President Newman announced that this matter had been postponed at the request of the applicant.

The meeting was adjourned at 2:45 P.M.

Respectfully submitted,

Lynn E. Pio
Secretary

